

SAN FRANCISCO PUBLIC LIBRARY



3 1223 06446 7534

5/5



San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street, 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library



Digitized by the Internet Archive
in 2012 with funding from
California State Library Califa/LSTA Grant

<http://archive.org/details/21agenda1995sanf>

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JANUARY 10, 1995
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

JAN 6 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular meetings, November 15 and 22, December 6 and 13, 1994; Special Meeting, December 20, 1994; Closed Session Meetings, October 11, 18 and 25, November 1 and 7, 1994.
- (b) Approving a **Sublicense** from the Redevelopment Agency of the City and County of San Francisco to **Paramount Pictures Corporation** for Hangar No. 2 for \$60,000 at the Naval Station Treasure Island. (Resolution No. 1-95)
- (c) Authorization a **Letter Agreement** in the amount of \$415,526 with the **Department of City Planning** for Master Planning Services and Environmental Review for Hunters Point Naval Shipyard and Naval Station Treasure Island. (Resolution No. 2-95)
- (d) Authorizing **Lease and Maintenance Agreements** for three office copiers with **Xerox Corporation**. (Resolution No. 3-95)
- (e) Authorizing extension of **Exclusive Negotiations** with **Hampshire Properties, Inc.** for the purchase and development of the site located at the northeast corner of Third and Howard Streets; Yerba Buena Center Approved Redevelopment Project Area D-1. (Resolution No. 4-95)

OVER

- (f) Authorizing an expenditure of **\$170,000** for payment of **Building Permit Application Fees** and **Blue Prints Costs** for constructing the **Children's Complex, Central Block 3**; Yerba Buena Center. (Resolution No. 5-95)

Action taken: _____

REGULAR AGENDA

The following two Public Hearings will be called on The Gap items (g) - (l), will be considered simultaneously but acted on separately:

Public Hearing to hear all persons interested in variances for the development of Sites C-1 (northwest corner of Folsom and Steuart Streets) and C-2 (the park site across the new Embarcadero roadway from Site C-1); Rincon Point South Beach Redevelopment Project Area

Public Hearing to hear all persons interested in a Disposition and Development Agreement for the property located at the northwest corner of Folsom and Steuart Streets (Site C-1; Rincon Point-South Beach Redevelopment Project Area

- (g) **Adopting environmental findings and statement of overriding considerations** made pursuant to the California Environmental Quality Act and State Guidelines in connection with Disposition and Development Agreement with **The Gap, Inc.** for the development of an Office Building and related open space and other uses on Parcels C-1 and C-2, Variances and Basic Concept Drawings; Rincon Point-South Beach. (Resolution No. 6-95)

Action taken: _____

- (h) **Granting variances** in connection with a Disposition and Development Agreement with **The Gap, Inc.** for the development of a Headquarters Building and related open space and other uses on Parcel C-1 and C-2; Rincon Point-South Beach. (Resolution No. 7-95)

Action taken: _____

- (i) **Conditionally approving the Basic Concept Design for The Gap, Inc.'s Headquarters Office Building** to be located on Parcel C-1 in the Rincon Point-South Beach Approved Redevelopment Project Area pursuant to a Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and The Gap, Inc.; Rincon Point-South Beach. (Resolution No. 8-95)

Action taken: _____

- (j) **Authorizing a Disposition and Development Agreement ("DDA") between the Redevelopment Agency of the City and County of San Francisco ("AGENCY") and The Gap, Inc. ("Developer")** for the development of a Headquarters Office Building on Site C-1 and a Park on Site C-2; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 9-95)

Action taken: _____

- (k) **Authorizing a Purchase and Sale Agreement** for the acquisition by the Redevelopment Agency of the City and County of San Francisco ("Agency") of a portion of Site C-1 in the Rincon Point-South Beach Redevelopment Project Area from the California Department of Transportation ("Caltrans"), in connection with a Disposition and Development Agreement ("DDA") with **The Gap, Inc.** ("The Gap" or "Developer") for the development of a Headquarters Office Building. Rincon Point-South Beach. (Resolution No. 10-95)

Action taken: _____

- (l) **Authorizing an Indemnity Agreement** in favor of **Stewart Title Company** ("Title Company") by the Redevelopment Agency of the City and County of San Francisco ("Agency") in connection with a Disposition and Development Agreement ("DDA") between the Agency and **The Gap, Inc.**, ("The Gap" or "Developer") for the Development of Site C-1; Rincon Point-South Beach. (Resolution No. 11-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Report of the President
6. Report of the Executive Director
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session(s):
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
 - (i) southwest corner of Delancey and Brannan Streets, Rincon Point-South Beach with **Reliance Development Group**.
 - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with **Haas and Haynie**.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

JAN 17 1995

SAN FRANCISCO
PUBLIC LIBRARY

DATE: JANUARY 17, 1995
TIME: 4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Awarding Residential Repair Contract to **Royston Builders & Construction Corporation** for the repair of two condominiums located at 1215 Scott Street and 1949 O'Farrell Street, in an amount not to exceed \$25,600; Western Addition A-2.
- 2) Authorizing an Agreement with **Pacific Gas and Electric Company** in the amount of \$75,000.00 for the installation of Electrical Facilities at South Beach Park; Rincon Point-South Beach.
- 3) Approving a request to the Board of Supervisors to amend the Northeastern Waterfront Survey Area Boundary by adding the former Embarcadero Freeway parcel; Rincon Point-South Beach.
- 4) Authorizing a \$330,000 grant to **Artspace Development Corporation** for the development of affordable rental and first time homeownership live-work spaces for lower-income artists at 18th and Arkansas Streets, as part of the Citywide Tax Increment Housing Program.
- 5) Conditionally approving the Basic Concept Design Drawings for the Interim Use Facility on the Central Block One (CB-1) Office Site with the **San Francisco Ballet Association** and **Yerba Buena Retail Partners, L.P.**; Yerba Buena Center.
- 6) Conditionally approving the Basic Concept Design for Parcel EB-2C located at the northeast corner of Third and Howard Streets with Hampshire Properties, Inc.; Yerba Buena Center.
- 7) Workshop on the Basic Concept Design for Site I, located on the southwest corner of Delancey and Brannan Streets with **Reliance Development Group**; Rincon Point-South Beach.

Prepared and mailed January 11, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JANUARY 17, 1995
TIME: 4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

JAN 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Awarding Residential Repair Contract to **Royston Builders & Construction Corp.** for the repair of two condominiums located at 1215 Scott Street and 1949 O'Farrell Street, in an amount not to exceed \$25,600; Western Addition A-2. (Resolution No. 12-95)
- (b) Authorizing an Agreement with **Pacific Gas and Electric Company** in the amount of \$75,000.00 for the installation of Electrical Facilities at South Beach Park; Rincon Point-South Beach. (Resolution No. 13-95)

Action taken: _____

REGULAR AGENDA

- (c) Requesting the Board of Supervisors of the City and County of San Francisco to amend the **Northeastern Waterfront Survey Area Resolution** to add a portion of Lot 33, Assessor Block 3741 (a portion of the former Embarcadero Freeway right-of-way) to said survey area; Rincon Point-South Beach. (Resolution No. 14-95)

Action taken: _____

- (d) **VOID**

OVER

- (e) Conditionally approving the Basic Concept Design Drawings for the Central Block 1 (CB-1) Interim Use Facility with the **San Francisco Ballet Association** and **Yerba Buena Retail Partners, L.P.**; Yerba Buena Center. (Resolution No. 15-95)

Action taken: _____

- (f) Conditionally approving the Basic Concept Design for the Forte Hotel Project located at the northeast corner of Third and Howard Streets with **Hampshire Properties, Inc.**; Yerba Buena Center. (Resolution No. 16-95)

Action taken: _____

- (g) Workshop on the Design Drawings for the development of Site I, Residential Project located on the portion of the block bounded by Brannan, Delancey, and Colin P. Kelly Streets, and the South Beach Marina Project with **Reliance Development Group**; Rincon Point-South Beach.

4. Matters not appearing on Agenda
5. Report of the President
6. Report of the Executive Director
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



4/95 **SAN FRANCISCO REDEVELOPMENT AGENCY**

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102

TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO REGULAR COMMISSION MEETING ON
TUESDAY, JANUARY 24, 1995

THE NEXT REGULAR MEETING WILL BE HELD
TUESDAY, JANUARY 31, 1995

prepared and mailed January 18, 1995

DOCUMENTS DEPT.
JAN 20 1995
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

0 GOLDEN GATE AVENUE
N FRANCISCO, CA. 94102
HIRD FLOOR COMMISSION BOARD ROOM

DATE: JANUARY 31, 1995
TIME: 4:00 P.M.

DOCUMENTS DEPT.

JAN 27 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Conditionally approving the basic concept design for the **Forte Hotel Project** on the northeast corner of Third and Howard Streets with Hampshire Properties, Inc.; Yerba Buena Center.
- 2) Authorizing an Amendment to the Development and Occupancy Sublease with **Pier 40 Coffee Roastery, Inc.**, for the development and operation of a cafe and office within the southern portion of the Pier 38 Bulkhead building to increase the Agency's financial contribution by \$60,000 to a total of \$290,000 toward the building's rehabilitation; Rincon Point-South Beach.
- 3) Authorizing the negotiation and execution of a Lease in a form to be approved by Agency General Counsel, of **1520 and 1522 Fillmore Street**, (Block 708, Lot 12), from Western Commercial Partnership III, in connection with the Lower Fillmore Commercial Revitalization Project; Western Addition.
- 4) **Amending** the Fiscal Year 1989-90 **Western Addition A-2 Economic Development Budget** to reallocate an amount not to exceed \$12,000 from the revolving loan fund to the marketing and promotion fund for a town meeting in the Lower Fillmore Commercial Revitalization Project; Western Addition.
- 5) Authorizing a Second Amendment to the **Personal Services Contract** with the **Chinatown Economic Development Group** to allocate \$50,000 from the Chinatown Economic Development Fund for administrative expenses to implement the Chinatown Economic Development Plan for the period February 1, 1995 to January 31, 1996.
- 6) Authorizing a Cooperative Agreement with the State of California through its Department of Transportation related to the **Transbay Area Plan and Implementation Program**.
- 7) Public Hearing and authorizing **Bulk & Height Variances** and approving the **Concept Design** for the **Reliance Development Group** (Oriental Warehouse); Rincon Point-South Beach.
- 8) Public Hearing and authorizing a First Amendment to the combined Land Disposition and Owner Participation Agreement (**LDA/OPA**) with **Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.**, located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.

- 9) Workshop on Preliminary Design for the Central Block 2-Entertainment/Retail parcel (**CB-2-E/R**) with **Yerba Buena Retail Partners, L.P.**; Yerba Buena Center.
- 10) Workshop and action on Funding Options on Central Block 3 (**CB-3**) **Children Facilities** with regard to Capital and Operating Costs; Yerba Buena Center.
- 11) Consideration of Agency's **1995/1996 Budget Proposal** to the Mayor's Office.
- 12) Authorizing issuance of a **Request for Proposals** for Real Estate Economics and Architectural Consulting Services for **Pier 40**; Rincon Point-South Beach.
- 13) Authorizing allocation of \$40,000 for San Francisco's share of local matching funds for a regional U.S. Department of Commerce, Economic Development Administration grant of \$500,000 to establish the **Bay Area Ship Recycling Complex (BASRC)**; Hunters Point Shipyard.
- 14) Closed Session(s):

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:

- (i) Northeast corner of Fourth and Harrison, Yerba Buena Center with **Haas & Haynie**.
- (ii) On the southerly side of Market Street between Third and Fourth Streets in Yerba Buena Center with the **San Francisco Ballet**.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JANUARY 31, 1995
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
 - (a) Conditionally approving the basic concept design for the **Forte Hotel Project** located on the northeast corner of Third and Howard Streets with Hampshire Properties, Inc.; Yerba Buena Center. (Resolution No. 16-95)

Action taken: _____

DOCUMENTS DEPT.

JAN 28 1995

3. Matters of New Business

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, January 10, 1995; Closed Sessions, November 15, 22 and December 6, 13 and 20, 1994 and January 10, 1995.
- (b) Authorizing an Amendment to the Development and Occupancy Sublease with **Pier 40 Coffee Roastery, Inc.**, for the lease of space within the southern portion of the Pier 38 Bulkhead Building, to increase the Agency's financial contribution toward the building's rehabilitation; Rincon Point-South Beach. (Resolution No. 17-95)
- (c) Authorizing the negotiation and execution of Leases for **1520 and 1522 Fillmore Street**, (Block 708, Lot 12), from Western Commercial Properties III, in connection with the Lower Fillmore Commercial Revitalization Program; Western Addition. (Resolution No. 18-95)
- (d) Amending the **Western Addition Economic Development Implementation Program Budget** to reallocate \$12,000 from the revolving loan fund to the marketing and promotion fund for a Marketing Video and Town Meeting; Western Addition A-2. (Resolution No. 19-95)

- (e) Authorizing a Second Amendment to the **Personal Services Contract** with the **Chinatown Economic Development Group** to allocate \$50,000 from the Chinatown Economic Development Fund for administrative expenses to implement the Chinatown Economic Development Plan for the period February 1, 1995 to January 31, 1996. (Resolution No. 20-95)
- (f) Authorizing a Cooperative Agreement with the State of California through its Department of Transportation related to the **Transbay Area Plan and Implementation Program**. (Resolution No. 21-95)
- (g) Authorizing an extension of **Exclusive Negotiations** with **Yerba Buena Retail Partners, L.P.** for the temporary use of a portion of the CB-1 office site located on the southerly side of Market Street between Third and Fourth Streets; and the CB-1 Market Street connector site, located between Market and Mission Streets, to the east of the Marriott Hotel; Yerba Buena Center. (Resolution No. 22-95)

Action taken: _____

REGULAR AGENDA

- (h) **Public Hearing to hear all persons interested in variances for Sites I-1 and I-3, located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach**

Granting **Variances** to the **Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.** for the development of Sites I-1 and I-3; Rincon Point-South Beach. (Resolution No. 23-95)

Action taken: _____

- (i) Conditionally approving the **design drawings** for the **Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.** on Sites I-1 and I-3, located on the portion of the block bounded by Brannan, Delancey and Colin P. Kelly Street, and the South Beach Marina Project; Rincon Point-South Beach. (Resolution No. 24-95)

Action taken: _____

- (j) **Public Hearing to hear all persons interested in a Land Disposition Agreement and Owner Participation Agreement for the parcel located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach**

Authorizing a **First Amendment** to the **Combined Land Disposition Agreement and Owner Participation Agreement** with **Oriental Warehouse Associates, and Reliance Oriental Warehouse, Inc.**, regarding the development of Sites I-1 and I-3 (Oriental Warehouse); located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Resolution No. 25-95)

Action taken: _____

- (k) Workshop on Preliminary Design for the Central Block 2-Entertainment/Retail parcel (CB-2-E/R) with **Yerba Buena Retail Partners, L.P.**; Yerba Buena Center.

- (l) Workshop and establishing a **Policy** for the completion of the **Central Block 3** (CB-3), **Children's Facilities** and providing capital and operating costs; Yerba Buena Center.
(Resolution No. 26-95)

Action taken: _____

- (m) Consideration of Agency's **1995/1996 Budget Proposal** to the Mayor's Office.

Action taken: _____

- (n) Authorizing issuance of a **Request for Proposals** for Real Estate Economics and Architectural Consulting Services for Development Feasibility Analyses and the preparation of a building development program for Pier 40; Rincon Point-South Beach.. (Resolution No. 27-95)

Action taken: _____

- (o) Authorizing a Personal Services Contract in an amount not to exceed \$40,000 with the **ARMS Control Research Center**, to fund business plan development and grant applications to the Department of Commerce Economic Development Administration and the State of California Defense Ship Recycling Complex (BASRC); Hunters Point Shipyard. (Resolution No. 28-95)

Action taken: _____

4. Matters not appearing on Agenda

5. Report of the President

6. Report of the Executive Director

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:

(i) Northeast corner of Fourth and Harrison, Yerba Buena Center with **Haas & Haynie**.

(ii) On the southerly side of Market Street between Third and Fourth Streets in Yerba Buena Center with the **San Francisco Ballet**.

(iii) Northeast corner of Third and Howard Streets (East Block 2-C) Yerba Buena Center with **Hampshire Properties, Inc.**

- (b) Pursuant to Government Code Section 54957 on Personnel, with respect to the position of Executive Director.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: FEBRUARY 7, 1995
TIME: 4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

DOCUMENTS DEPT.

2. Matters of Unfinished Business

FEB 4 1995

- (a) Consideration of Agency's 1995/1996 Budget Proposal to the Mayor's Office.

SAN FRANCISCO
PUBLIC LIBRARY

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Commending and expressing appreciation to Rudy Nothenberg for his services as Chief Administrative Officer of the City and County of San Francisco upon the occasion of his retirement. (Resolution No. 29-95)
- (b) Authorizing the Executive Director and a Commissioner to attend the California Redevelopment Association's Annual Conference in San Diego, California, March 8-10, 1995, at a cost not to exceed \$1,300. (Resolution No. 30-95)
- (c) Authorizing a First Amendment to the Agency's Employment Agreement with Executive Director Clifford W. Graves. (Resolution No. 31-95)
- (d) Authorizing a predevelopment loan for an amount not to exceed \$100,000 to the San Francisco Housing Development Corporation for expenses related to predevelopment work for the acquisition and development of Parcel 1100-T, located at the northeast corner of Divisadero and Ellis Streets: Western Addition A-2. (Resolution No. 32-95)

Action taken: _____

OVER

- 4. Matters not appearing on Agenda
- 5. Report of the President
- 6. Report of the Executive Director
- 7. Commissioners' Questions and Matters
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 9. Closed Session
- 10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



235
#13
2/14/94

SAN FRANCISCO REDEVELOPMENT AGENCY

GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
SECOND FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

FEB 10 1995

DATE: FEBRUARY 14, 1994
TIME: 4:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Approving the Agency's 1995/1996 Budget.
- 2) Authorizing a **\$45,000 grant** increase to **Housing for Independent People** in connection with the rehabilitation of affordable housing for the mentally disabled at the Jordan Hotel, located at 820 O'Farrell Street, as part of the Citywide Housing Program.
- 3) Authorizing a **Second Amendment** to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with **Steven L. Tate** and **Janice R. Trapp**, concerning **1866 Turk Street**, located on the northerly side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.

AFTER THE ABOVE ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY WILL RECESS TO CONSIDER THE FOLLOWING ITEM (4) ON THE FINANCING AUTHORITY:

- 4) Authorizing the execution of **Loan Agreements** relating to the issuance of certain Bonds by the City and County of San Francisco Redevelopment **Financing Authority**, approving the final official statements relating to such Bonds, and authorizing and approving other matters properly relating thereto.

THE REDEVELOPMENT AGENCY WILL RECONVENE WITH THE FOLLOWING ITEMS:

- 5) Authorizing the Executive Director to execute the **Chinatown Loan Program Agreement** between the Redevelopment Agency and **Wells Fargo Bank**.
- 6) Authorizing a **Personal Services Contract** with **Parsons Brinckerhoff Quade & Douglas** in an amount of **\$451,000** related to the **Transbay Survey Area**.
- 7) Authorizing a **First Amendment** to the **Loan Agreement** and a **\$300,000 increase** in the capital loan with **Hospice by the Bay**, for the project located at 141 Leland Avenue, in connection with the Housing Opportunities for persons with AIDS Program.
- 8) **Presentation** of the Continuum of Care of Homeless Plan.
- 9) Conditionally approving **Preliminary Design** for the **Central Block 2 Entertainment/Retail** parcel (CB-2-E/R) with Yerba Buena Retail Partners; L.P.; Yerba Buena Center.

OVER

- 10) **Report** on the commitment of **Hunt** and **Natoma** property owners to be **assessed** for the **cost** of reopening **Hunt Lane**; Yerba Buena Center.
- 11) Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
 - (i) Northeast corner of Third and Howard Streets (East Block 2-C) Yerba Buena Center with **Hampshire Properties, Inc.**

Prepared and mailed February 8, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



NOTICE OF SPECIAL MEETING

CITY AND COUNTY OF SAN FRANCISCO
REDEVELOPMENT FINANCING AUTHORITY

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a special meeting on Tuesday, February 14, 1995, at the hour of 4:00 p.m., or as soon thereafter as the matters may be considered, in the Agency Meeting Room, Third Floor, 770 Golden Gate Avenue, San Francisco, California 94102. The business to be transacted at said meeting consists of:

(a) Election of Officers

Public Comment.

Action taken:

(b) Approval of minutes: Special Meeting May 17, 1994

Public Comment.

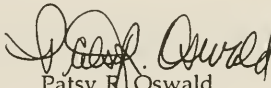
Action taken:

(c) Authorizing the issuance of one or more series of 1995 Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) in the initial aggregate principal amount of not to exceed \$25,850,000, Approving one or more Indentures of Trust, one or more Loan Agreements for each project area, and one or more Official Statements, Authorizing the competitive sale of one or more series of bonds, and Authorizing and approving other matters properly relating thereto. (Resolution No. 1-95)

Public Comment.

Action taken:

(d) Adjournment.


Patsy R. Oswald
Authority Secretary

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: FEBRUARY 14, 1995
TIME: 4:00 P.M.

DOCUMENTS DEPT.

FEB 13 1995

AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
 - (a) Approving a **Proposed Budget** for the period July 1, 1995 through June 30, 1996 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco.. (Resolution No. 33-95)

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) VOID
- (b) Authorizing a **\$45,000 Grant** increase to **Housing for Independent People** in connection with maintenance expenses related to the operation of 820 O'Farrell Street as affordable housing for the mentally disabled. (Resolution No. 34-95)
- (c) Authorizing a **Second Amendment** to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with **Steven L. Tate** and **Janice R. Trapp** revising the schedule of performance, in connection with **1866 Turk Street**, located on the north side of Turk Street between Divisadero Street and Broderick Streets; Western Addition A-2. (Resolution No. 35-95)

Action taken: _____

OVER

AFTER THE CONSENT AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY WILL RECESS TO CONSIDER AN ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY WILL RECONVENE TO CONSIDER THE REMAINING AGENDA.

REGULAR AGENDA

- (d) Authorizing the execution of **Loan Agreements** relating to the **issuance of certain bonds** by the **City and County of San Francisco Redevelopment Financing Authority**, approving the final official statements relating to such Bonds, and authorizing and approving other matters properly relating thereto. (Resolution No. 36-95)

Action taken: _____

- (e) Authorizing the Executive Director to execute a **Program Agreement** between the Redevelopment Agency and **Wells Fargo Bank** for the **\$500,000 Chinatown Loan Program**, a Loan Loss Reserve and Interest Buydown Program for Small Businesses. (Resolution No. 37-95)

Action taken: _____

- (f) Authorizing a **Personal Services Contract** with **Parson Brinckerhoff Quade & Douglas, Inc.** in an amount not to exceed **\$451,000** related to the Transbay Area Plan and implementation program; Transbay Transit Terminal Redevelopment Survey Area. (Resolution No. 38-95)

Action taken: _____

- (g) Authorizing a **First Amendment** to the **Loan Agreement** in the amount of **\$300,000** with **Hospice by the Bay**, for the development of a 51-Bed Independent living residence for persons with HIV/AIDS at 141 Leland Avenue; as part of the Housing Opportunities for Persons with AIDS ("HOPWA") Program. (Resolution No. 39-95)

Action taken: _____

- (h) **Presentation of the Continuum of Care of Homeless Plan.**
- (i) Conditionally approving the **Preliminary Construction Documents** for the **Central Block 2 (CB-2), Entertainment/Retail Center**; Yerba Buena Center. (Resolution No. 40-95)

Action taken: _____

THE FOLLOWING ITEM BE NOT BE HEARD BEFORE 5:00 P.M.

- (j) **Consideration of Report** on the commitment of Hunt and Natoma property owners to be assessed for the cost of reopening **Hunt Lane**; Yerba Buena Center. (Resolution No. 41-95)

Action taken: _____

4. Matters not appearing on Agenda

5. Report of the President

6. Report of the Executive Director
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
 - (i) Northeast corner of Third and Howard Streets (East Block 2-C) Yerba Buena Center with Hampshire Properties, Inc.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



FEB 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF SPECIAL MEETING

CITY AND COUNTY OF SAN FRANCISCO
REDEVELOPMENT FINANCING AUTHORITY

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a special meeting on Tuesday, February 14, 1995, at the hour of 4:00 p.m., or as soon thereafter as the matters may be considered, in the Agency Meeting Room, Third Floor, 770 Golden Gate Avenue, San Francisco, California 94102. The business to be transacted at said meeting consists of:

(a) Election of Officers

Public Comment.

Action taken: _____

(b) Approval of minutes: Special Meeting May 17, 1994

Public Comment.

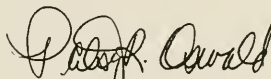
Action taken: _____

(c) Authorizing the issuance of one or more series of 1995 Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) in the initial aggregate principal amount of not to exceed \$25,850,000, Approving one or more Indentures of Trust, one or more Loan Agreements for each project area, and one or more Official Statements, Authorizing the competitive sale of one or more series of bonds, and Authorizing and approving other matters properly relating thereto. (Resolution No. 1-95)

Public Comment.

Action taken: _____

(d) Adjournment.



Patsy R. Oswald
Authority Secretary

February 8, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102

DOCUMENTS DEPT.

FEB 17 1995

TENTATIVE AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY AT 749-2457.

THERE WILL BE NO REGULARLY SCHEDULED COMMISSION MEETING
ON TUESDAY, FEBRUARY 21, 1995

THE NEXT REGULARLY SCHEDULED MEETING WILL BE FEBRUARY 28, 1995

DOCUMENTS DEPT.

FEB 17 1995

SAN FRANCISCO
PUBLIC LIBRARY

DOCUMENTS DEPT.

FEB 24 1995

SAN FRANCISCO
PUBLIC LIBRARY

~~CALL AND NOTICE OF SPECIAL MEETING~~

OF THE

REDEVELOPMENT AGENCY OF THE

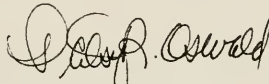
CITY AND COUNTY OF SAN FRANCISCO

~~BUSINESS-SCIENCE
DOCUMENTS DEPT.~~

~~FEB 16 1995~~

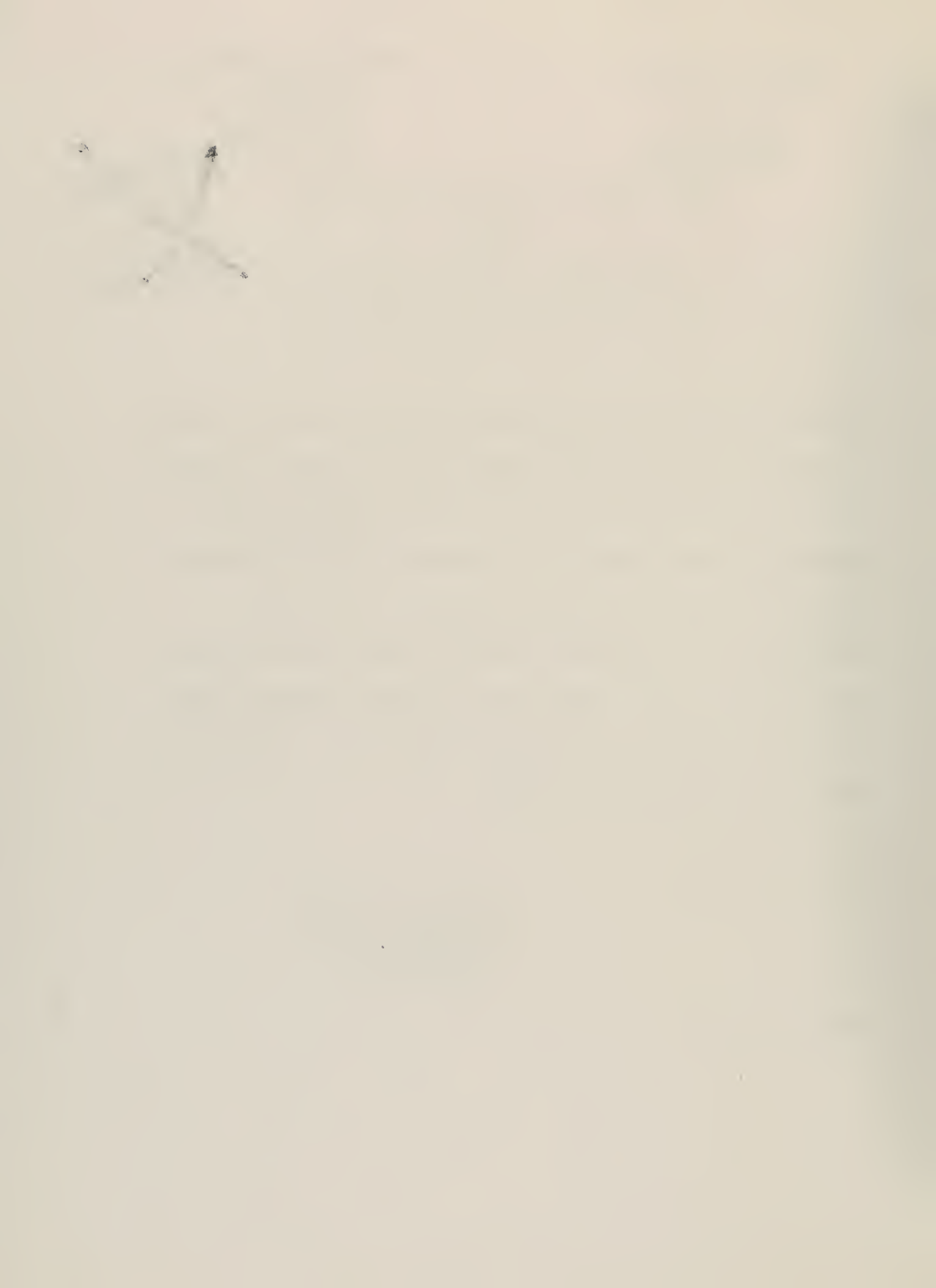
~~SAN FRANCISCO
PUBLIC LIBRARY~~

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held on February 24, 1995 beginning at 1:30 p.m. in front of 770 Golden Gate Avenue, San Francisco, California whereupon the meeting will proceed to inspect various development sites in the Hunters Point Redevelopment Project Area; after which a site tour of the C. Hillside Village will begin at 21 Rebecca, which is located in the Hunters Point Redevelopment Project Area, at approximately 2:00 p.m. or as soon thereafter as possible.



Patsy R. Oswald
Agency Secretary

February 17, 1995



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 28, 1995
4:00 P.M.

DOCUMENTS DEPT

FEB 23 1995

TENTATIVE AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

-) Authorizing a \$10,198 predevelopment loan increase with Housing for Independent People in connection with the development of affordable housing at 1096 Eddy Street as part of the Citywide Tax Increment Housing Program; Western Addition A-1.
-) Presentation by City Assessor Doris Ward.
-) Approving a transfer of \$600,000 to the City and County of San Francisco to be used for rehabilitation of the Peace Plaza; Western Addition A-1.
-) Authorizing a \$1,500,000 Grant Agreement with Community Housing Partnership in connection with the acquisition and rehabilitation of the Iroquois Hotel located at 835 O'Farrell Street as part of the Citywide Tax Increment Housing Program.
-) Authorizing a \$233,282 increase in the funding commitment to Mission Housing Development Corporation in connection with the development of affordable housing at 1290-1294 Potrero Avenue as part of the Citywide Tax Increment Housing Program.
-) Authorizing a Funding Commitment for a \$750,000 Capital Loan Agreement and a \$1,950,000 Regulatory and Grant Agreement with Mercy/Charities Housing California for the acquisition and rehabilitation of the Rose Hotel SRO at 125 Sixth Street as part of the South of Market Earthquake Recovery Redevelopment Project Area Tax Increment Affordable Housing Program.
-) Authorizing a \$687,113 Funding Commitment to Asian, Inc. in connection with the development of affordable housing at 479 Natoma Street; South of Market.

NOTE: THE WORKSHOP ON CB-3 CHILDREN'S FACILITIES WILL NOT BE HEARD BEFORE
5:30 P.M.

-) Workshop and Action on Central Block 3 Children's Facilities with regard to Capital and Operating Costs; Yerba Buena Center.
-) Endorsing the selection of a Proposed Draft Plan as the Preferred Alternative for the purposes of initiating Environmental Analysis for the Redevelopment of the Hunters Point Shipyard.
-) Approval of a Personal Services Contract in an amount of \$813,800 with ROMA Design Group to prepare a Reuse Plan for Treasure Island.
-) Authorizing the selection of underwriters for refinancing of the \$30 million of bonds issued originally for Central Block 2 Public Improvements; Yerba Buena Center.

12) Report of the Executive Director:

- (a) Hillside Village; Hunters Point.
- (b) Hunt Lane; Yerba Buena Center.

13) Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and the entities the Agency may negotiate with are:
 - (i) northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Haas and Haynie.

Prepared and mailed February 22, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 28, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

FEB 24 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a \$10,198 predevelopment loan increase with Housing for Independent People in connection with the development of affordable housing at 1096 Eddy Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 42-95)

Action taken: _____

REGULAR AGENDA

- (b) Presentation by City Assessor Doris Ward.
- (c) Approving a transfer of \$600,000 to the City and County of San Francisco to be used for rehabilitation of the Peace Plaza; Western Addition A-1. (Resolution No. 43-95)

Action taken: _____

- (d) Authorizing a \$1,500,000 Grant Agreement to Community Housing Partnership for development expenses in connection with the acquisition and rehabilitation of property for affordable supportive housing located at 835 O'Farrell Street, as part of the Citywide Tax Increment Program. (Resolution No. 44-95)

Action taken: _____

- (e) Authorizing a \$233,282 increase in the Funding Commitment to Mission Housing Development Corporation in connection with the development of affordable housing at 1290-1294 Potrero Avenue, as part of the Citywide Tax Increment Program. (Resolution No. 45-95)

Action taken: _____

- (f) Authorizing a Funding Commitment not to exceed \$2,700,000 to Mercy/Charities Housing California in connection with the acquisition and rehabilitation of affordable housing at 125 Sixth Street; South of Market. (Resolution No. 46-95)

Action taken: _____

- (g) Authorizing a Conditional Funding Commitment to in an amount not to exceed \$687,113 to Asian, Inc. for the development of affordable housing at 479 Natoma Street; South of Market. (Resolution No. 47-95)

Action taken: _____

NOTE: THE WORKSHOP ON CB-3 CHILDREN'S FACILITIES WILL NOT BE HEARD BEFORE 5:30 P.M.

- (h) Workshop and Action on Central Block 3 Children's Facilities with regard to Capital and Operating Costs; Yerba Buena Center. (Resolution No. 48-95)

Action taken: _____

- (i) Endorsing the selection of a Proposed Draft Plan as the Preferred Alternative for the purpose of initiating Environmental Analysis for the Redevelopment of the Hunters Point Shipyard. (Resolution No. 49-95)

Action taken: _____

- (j) Authorizing a Personal Services Contract in an amount not exceed \$813,800 with ROMA Design Group for Reuse Planning for Naval Station Treasure Island. (Resolution No. 50-95)

Action taken: _____

- (k) Authorizing the selection of Artemis Capital Group, Inc. to underwrite the refinancing of the Yerba Buena Debt from 1992; Yerba Buena Center. (Resolution No. 51-95)

Action taken: _____

4. Matters not appearing on Agenda

- 5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.**

6. Report of the President
7. Report of the Executive Director
 - (a) Hillside Village; Hunters Point.
 - (b) Hunt Lane; Yerba Buena Center.
8. Commissioners' Questions and Matters
9. Closed Sessions:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Haas and Haynie.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

MAR 3 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE : QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY,
AT 749-2457

THERE WILL BE NO REGULARLY SCHEDULED COMMISSION MEETING ON
TUESDAY, MARCH 7, 1995

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON MARCH 14, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 14, 1995
4:00 P.M.

DOCUMENTS DEPT.

MAR 10 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

Authorizing a First Amendment to the contract for messenger services with On Target Delivery Service.

Report and Action as appropriate on analysis of six matters concerning the re-opening of Hunt Lane; Yerba Buena Center.

Authorizing a First Amendment to the Owner Participation Agreement with Jones Memorial United Methodist Church, to extend the date for submission of Preliminary Construction Documents for the property located at 1975 Post Street; Western Addition A-1.

Resolution recommending a Trolley Line Connection on the Embarcadero linking the Fisherman's Wharf F-Line with the South Beach Muni-Metro Line and authorizing communications to appropriate parties to take steps necessary to implement the Connection; Rincon Point-South Beach.

Workshop for Conceptual Design of AMB Properties development for housing at Third and Harrison Streets; Yerba Buena Center.

Marketing of Supermarket/Housing Site at Fourth and Harrison Streets; Yerba Buena Center.

Consideration of expertise needed to analyze potential revenue generation in the Children's Center on Central Block 3; Yerba Buena Center.

Report on Hillside Village; Hunters Point.

Authorizing a Professional Services Contract in an amount not to exceed \$44,000 with Alice Estill Miller for preparation of the Federal Environmental Review Requirements in conjunction with the Housing Opportunities for AIDS (HOPWA) Program.

Authorizing a \$45,339 payment to California Newspaper Service Bureau for Fair Housing and Equal Opportunity print advertising in connection with the Housing Opportunities for Persons with AIDS (HOPWA) Program.

Over

11) Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) east side of Fillmore Street between Ellis and Eddy Streets in the Western Addition A-2 with Fillmore Renaissance.
 - (ii) 770 Golden Gate Avenue with the San Francisco Employees Credit Union.

Prepared and mailed March 8, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 14, 1995
4:00 P.M.

DOCUMENTS DEPT.

MAR 11 1995

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

2. Matters of Unfinished Business

- (a) Report and Action as appropriate on analysis of six matters concerning the re-opening of Hunt Lane; Yerba Buena Center. (Resolution No. 53-95)

Action taken: _____

- (b) Authorizing extension of Exclusive Negotiations with Hampshire Properties, for the purchase and development of the site located at the northeast corner of Third and Howard Streets (Parcel EB-2C); Yerba Buena Center. (Resolution No. 54-95)

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, January 17 and 31, 1995.
- (b) Authorizing a First Amendment to the contract for messenger services with On Target Delivery Service. (Resolution No. 55-95)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a First Amendment to the Owner Participation Agreement with Jones Memorial United Methodist Church for the development of 1975 Post Street; Western Addition A-1. (Resolution No. 56-95)

Action taken: _____

- (d) Recommending construction of the E-Line Trolley Line Connection, on the Embarcadero, linking the Fisherman's Wharf F-Line with the Muni Metro Extension and authorizing communications to appropriate parties to take steps necessary to implement the Connection; Rincon Point-South Beach. (Resolution No. 57-95)

Action taken: _____

- (e) Workshop for the Conceptual Design of AMB Properties development for housing at Third and Harrison Streets; Yerba Buena Center.
- (f) Consideration of marketing the Supermarket/Housing Site at Fourth and Harrison Streets; Yerba Buena Center.
- (g) Report on evaluation of expertise needed to analyze potential revenue generation in the Children's Center on Central Block 3; Yerba Buena Center.
- (h) Report on Hillside Village and authorizing an extension of Exclusive Negotiations with Future Perfect, Inc. to March 28, 1995, for the development of the parcel located on the south side of Keith Street at Hudson Avenue; Hunters Point. (Resolution No. 58-95)

Action taken: _____

- (i) Authorizing a Professional Services Contract in an amount not to exceed \$44,000 with Alice Estill Miller, Consulting Planner, for the preparation of Federal Environmental Review Requirements in connection with the Housing Opportunities for Persons with AIDS (HOPWA) Program. (Resolution No. 59-95)

Action taken: _____

- (j) Authorizing payment of \$45,338.23 to California Newspaper Service Bureau for Fair Housing and Equal Opportunity advertising in connection with the creation of a Centralized Housing Wait List for HIV/AIDS Households. (Resolution No. 60-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) east side of Fillmore Street between Ellis and Eddy Streets in the Western Addition A-2 with Fillmore Renaissance.
 - (ii) 770 Golden Gate Avenue with the San Francisco City Employees Credit Union.
 - (iii) Hunters Point Naval Shipyard and the Naval Station Treasure Island with the United States Navy.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 21, 1995
4:00 P.M.

5
3
21/95

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorization for Edmund Ong, Chief of Architecture, to travel to Atlanta, Georgia, May 4-8, 1995, to attend the National Convention of the American Institute of Architects at a cost not to exceed \$1,800.
- 2) Authorization for Larry Florin, Office of Military Base Conversion, to travel to Washington, D.C., to attend the California Local Government Coalition on Military Base Reuse at a cost not to exceed \$2,300.
- 3) Progress Report on Lower Fillmore Revitalization Project and Parcel 732-A; Western Addition A-2.

Prepared and mailed March 15, 1995

DOCUMENTS DEPT.
MAR 20 1995
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 21, 1995
4:00 P.M.

AGENDA

DOCUMENTS DEPT.
MAR 17 1995

SAN FRANCISCO
PUBLIC LIBRARY

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorization for Edmund Ong, Chief of Architecture, to travel to Atlanta, Georgia, May 4-8, 1995 to attend the National Convention of the American Institute of Architects at a cost not to exceed \$1,800. (Resolution No. 61-95)
- (b) Ratifying travel of Larry Florin, Office of Military Base Closure, to Washington, D.C. to attend the California Local Government Coalition on Military Base Reuse and authorizing reimbursement of travel expenses in an amount not to exceed \$2,300. (Resolution No. 62-95)

Action taken: _____

REGULAR AGENDA

- (c) Progress Report on Lower Fillmore Revitalization Project and Parcel 732-A; Western Addition A-2.
4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President
7. Report of the Executive Director
 - (a) Proposed Board of Supervisors' hearing on Hunt Lane; Yerba Buena Center.
8. Commissioners' Questions and Matters
9. Closed Session
 - (i) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is C. Hillside Village Homeowners Association.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 28, 1995
4:00 P.M.

TENTATIVE AGENDA

DOCUMENTS DEPT.

MAR 27 1995

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Second Amendment to the Personal Services Contract with Ted P. Maniatis which increases the contract amount by \$15,000 for Construction Coordination Services; Yerba Buena Center.
- 2) Approval of former Commissioner Buck Bagot's request for permission to work with Nonprofit Groups seeking Agency housing funds.
- 3) Consideration and necessary action on Commissioners' Health Coverage.
- 4) PUBLIC HEARING. Authorizing the Assignment of an Agreement for Disposition of Land and Improvements for Private Rehabilitation by Steven L. Tate and Janice R. Trapp, husband and wife, to 1866 Turk Street in connection with the development of Parcel 1129-P located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.
- 5) Authorizing an Amendment to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with 1866 Turk Street in connection with the development of Parcel 1129-P located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.
- 6) PUBLIC HEARING. Authorizing modification of Interim Lease Policy for Pier 40 and authorizing an Interim Sublease with Premier Yacht Sales for a portion of Pier 40; Rincon Point-South Beach.
- 7) Authorizing a Personal Services Contract with Keyser Marston Associates, Inc. in an amount of \$60,000 regarding a feasibility study for Pier 40 development; Rincon Point-South Beach.
- 8) Authorizing a Personal Services Contract in an amount not to exceed \$225,000 with Self-Help for the Elderly, fiscal agent for the Chinatown Litter Free Environmental and Neighborhood Council (Clean Council), a community based coalition, to operate a Comprehensive Street Cleaning Business from April 1, 1995 through March 31, 1996, as part of the approved Chinatown Economic Development Plan.

OVER

-) Authorizing a \$32,000 increase in a Loan Agreement with Mission Housing Development Corporation for the Women's Alcoholism Center located at 1724 Bryant Street as part of the Citywide Tax Increment Housing Program.
-) Authorizing a \$330,000 grant to Artspace Development Corporation in connection with the development of affordable rental and first time homeownership live-work space for lower-income artists at 18th and Arkansas Streets as part of the Citywide Tax Increment Housing Program.
-) Authorizing issuance of Request for Proposals for the Purchase and Development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
-) Status report on issues related to the C. Hillside Village development and consideration of extension of period of Exclusive Negotiations with Future Perfect, Inc. for the development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.
-) Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) 770 Golden Gate Avenue with the San Francisco City Employees Credit Union.

Prepared and mailed March 23, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

MAR 24 1995

DATE: March 28, 1995
4:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
 - (a) Status report on issues related to the C. Hillside Village development and consideration of extension of period of Exclusive Negotiations with Future Perfect, Inc. for the development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Personal Services Contract with Ted P. Maniatis which increases the contract amount by \$15,000 for Construction Coordination Services; Yerba Buena Center. (Resolution No. 63-95)
- (b) Approval of former Commissioner Buck Bagot's request for permission to work with Nonprofit Groups seeking Agency housing funds. (Resolution No. 64-95)
- (c) Authorizing Health Coverage through the City's Health Service System for Agency Commissioners. (Resolution No. 65-95)

Action taken: _____

REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in the Assignment of a Land Disposition Agreement for the development of the parcel located on the north side of Turk Streets between Divisadero and Broderick Streets; Western Addition A-2.

Authorizing the Assignment of an Agreement for Disposition of Land and Improvements for Private Rehabilitation by Steven L. Tate and Janice R. Trapp, husband and wife, to 1866 Turk Street, a California General Partnership, in connection with the development of Parcel 1129-P located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2. (Resolution No. 66-95)

Action taken: _____

- (e) Authorizing an Amendment to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with 1866 Turk Street, a California General Partnership, in connection with the development of Parcel 1129-P located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2. (Resolution No. 67-95)

Action taken: _____

- (f) Public Hearing to hear all persons interested in an Interim Sublease of a portion of Pier 40; Rincon Point-South Beach.

Authorizing an Interim Sublease of a Portion of Pier 40 with Premier Yacht Sales; Rincon Point-South Beach. (Resolution No. 68-95)

Action taken: _____

- (g) Authorizing Modification of Interim Sublease Policy for Harbor related uses at the South Beach Harbor; Rincon Point-South Beach. (Resolution No. 69-95)

Action taken: _____

- (h) Authorizing a Personal Services Contract with Keyser Marston Associates, Inc. in an amount of \$60,000 regarding Development Feasibility Analysis for Pier 40; Rincon Point-South Beach. (Resolution No. 70-95)

Action taken: _____

- (i) Authorizing a Personal Services Contract in an amount not to exceed \$225,000 with Self-Help for the Elderly as Fiscal Agent for the Chinatown for Litter Free Environmental and Neighborhood Council, a community based coalition formed to operate a Comprehensive Street Cleaning Business Venture from April 1, 1995 to March 31, 1996, as part of the approved Chinatown Economic Development Program. (Resolution No. 71-95)

Action taken: _____

- (j) Authorizing a \$32,000 amendment to the Loan Agreement with Mission Housing Development Corporation as part of the Citywide Tax Increment Housing Program to pay for expenses in connection with the rehabilitation of property located at 1724 Bryant Street and leased to the Women's Alcoholism Center for affordable supportive housing. (Resolution No. 72-95)

Action taken: _____

- (k) Authorizing a \$330,000 Grant to Artspace Development Corporation in connection with the development of affordable live-work units (5 for rent and 18 for sale to low income artists) located at 18th and Arkansas Streets as part of the Citywide Tax Increment Housing Program. (Resolution No. 73-95)

Action taken: _____

- (l) Authorizing issuance of a Request for Proposals to prospective developers and approving advertising expenses in connection with the offering for the purchase and development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 74-95)

Action taken: _____

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

- (a) Proposed Board of Supervisors' hearing on Hunt Lane; Yerba Buena Center.

8. Commissioners' Questions and Matters

9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (i) 770 Golden Gate Avenue with the San Francisco City Employees Credit Union.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
THIRD FLOOR COMMISSION BOARD ROOM

BUSINESS-SCIENCE
DOCUMENTS DEPT.

APR 1 - 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE : QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY,
AT 749-2457

THERE WILL BE NO REGULARLY SCHEDULED COMMISSION MEETING ON
TUESDAY, APRIL 4, 1995

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON APRIL 11, 1995

35
3
4/6/95

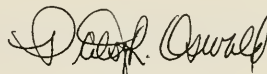
CALL AND NOTICE OF SPECIAL MEETING
OF THE
REDEVELOPMENT AGENCY OF THE
CITY AND COUNTY OF SAN FRANCISCO

BUSINESS-SCIENCE
DOCUMENTS DEPT.

APR 1 - 1995

SAN FRANCISCO
PUBLIC LIBRARY

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE
IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of
the City and County of San Francisco will be held on April 6, 1995 beginning
at 1:30 p.m. in front of 770 Golden Gate Avenue, San Francisco, California.
Whereupon the meeting will proceed to the front of 145 Natoma Street
The purpose of the meeting is to conduct a site tour of the former Hunt
Street, which is located in the Yerba Buena Center Redevelopment Project
Area. Members of the Government Efficiency and Labor Committee of the
Board of Supervisors will also be present. The site tour will begin at
approximately 2:00 p.m. or as soon thereafter as possible.


Patsy R. Oswald
Agency Secretary

March 31, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 11, 1995
4:00 P.M.

BUSINESS-SCIENCE
DOCUMENTS DEPT.

APR 11 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Status report on issues related to C. Hillside Village development and consideration of extension of period of Exclusive Negotiations with Future Perfect, Inc. for the development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.
- 2) Authorizing a First Amendment to Lease with the San Francisco Employees Credit Union for office space at 770 Golden Gate Avenue.
- 3) Authorizing an Agreement with the Department of City Planning regarding the Transbay Area Plan and Implementation Program.
- 4) Approval of the Report on the Proposed Amendments to the Embarcadero-Lower Market (Golden Gateway) and South of Market Earthquake Recovery Redevelopment Plan related to the merger of two redevelopment project areas.
- 5) **PUBLIC HEARING** to hear all persons interested in a Proposed Amendment to the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan related to the merger of two redevelopment project areas.
- 5) **PUBLIC HEARING** to hear all persons interested in a Proposed Amendment to the South of Market Earthquake Recovery Redevelopment Plan related to the merger of two redevelopment project areas.
- 7) Approving and recommending an Amendment merging the Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1 into a Merged Redevelopment Project consisting of the Embarcadero-Lower Market (Golden Gateway) and South of Market Earthquake Recovery Redevelopment Project Areas.
- 8) Approving and recommending an Amendment merging the South of Market Earthquake Recovery Redevelopment Project consisting of the Embarcadero-Lower Market (Golden Gateway) and the South of Market Earthquake Recovery Redevelopment Project Areas.

- 9) Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway) and the South of Market Earthquake Recovery Redevelopment Project Areas to the Board of Supervisors of the City and County of San Francisco for its consideration.
- 0) **PUBLIC HEARING** for the purpose of conditionally granting a Variance to Rincon Point Development Company for the proposed development of Site F-1, located at the southwest corner of Delancey and Bryant Streets, for a Housing and Neighborhood Supporting Commercial Office Project; Rincon Point-South Beach.
- 1) Authorizing a \$209,770 loan to Mission Housing Development Corporation in connection with the development of affordable rental units for low income families at 1010 South Van Ness Avenue as part of the Citywide Tax Increment Housing Program.

Prepared and mailed April 5, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 11, 1995
4:00 P.M.

DOCUMENTS DEPT.

APR 7 1995

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

95
PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
 - (a) Status report on issues related to the C. Hillside Village development and consideration of extension of period of Exclusive Negotiations with Future Perfect, Inc. for the development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Closed Sessions, January 31, February 14 and 28, March 14 and 21, 1995.
- (b) Authorizing a First Amendment to Office Lease with the San Francisco Employees Credit Union for office space at 770 Golden Gate Avenue. (Resolution No. 75-95)
- (c) Adopting a Resolution Commemorating April 10-16, 1995 as Community Development Block Grant Program and National Community Development Week within the City and County of San Francisco. (Resolution No. 76-95)

Action taken: _____

REGULAR AGENDA

- (d) Approving the Report on the Proposed Amendments to the Embarcadero-Lower Market (Golden Gateway) and South of Market Earthquake Recovery Redevelopment Plans regarding the proposed fiscal merger of the two redevelopment project areas, and submitting it to the Board of Supervisors of the City and County of San Francisco for its information. (Resolution No. 77-95)

Action taken: _____

- (e) Public Hearing to hear all persons interested in a Proposed Amendment to the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan related to the fiscal merger of two redevelopment project areas.

Approving and recommending an Amendment fiscally merging the Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1 and the South of Market Earthquake Recovery Redevelopment Project Area; and approving and recommending other amendments relating to said merger. (Resolution No. 78-95)

Action taken _____

- (f) Public Hearing to hear all persons interested in a Proposed Amendment to the South of Market Earthquake Recovery Redevelopment Plan related to the fiscal merger of two redevelopment project areas.

Approving and recommending an Amendment fiscally merging the South of Market Earthquake Recovery Redevelopment Project Area and the Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1; and approving and recommending other amendments relating to said merger. (Resolution No. 79-95)

Action taken: _____

- (g) Authorizing transmittal to the Board of Supervisors of the City and County of San Francisco of the recommended Amendments to the Embarcadero-Lower Market (Golden Gateway) and the South of Market Earthquake Recovery Redevelopment Plans related to the proposed fiscal merger of the two redevelopment project areas. (Resolution No. 80-95)

Action taken: _____

- (h) Public Hearing to hear all persons interested in the conditional granting of a Variance for the proposed development of Site F-1; Rincon Point-South Beach.

Authorization to conditionally grant a Variance to the Rincon Point Development Company for the proposed development of Site F-1, located at the southwest corner of Delancey and Bryant Streets, for Housing and Neighborhood Supporting Commercial Office Project; Rincon Point-South Beach. (Resolution No. 81-95)

Action taken: _____

- (i) Authorizing a \$209,770 loan to Mission Housing Development in connection with the development of affordable family rental units located at 1010 S. Van Ness Avenue as part of the Citywide Tax Increment Housing Program. (Resolution No. 82-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
 - (a) Special Meeting - Hunt Street; Yerba Buena Center.
 - (b) Mayor's Meeting.
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

DATE: April 18, 1995
4:00 P.M.

APR 14 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- () Authorizing a Second Amendment, which increases the amount payable by \$75,000, to the Professional Services Contract with Terry A. Hayes Associates for preparation of an Environmental Impact Report; South of Market.
- () Authorizing an extension of Exclusive Negotiations with the Jewish Museum San Francisco for the rehabilitation of the Jessie Street Substation located on Central Block One, bounded by Market, Mission, Third and Fourth Streets (Parcel CB-1-JSS; Yerba Buena Center.
- () Authorizing a Second Amendatory Agreement to the Land Disposition Development Agreement with Yerba Buena Retail Partners, L.P., regarding the CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets, and modifying the Schedule of Performance; Yerba Buena Center.
- () Authorization to reject all bids for construction of the Central Block 3 (CB-3) Children's Center; Yerba Buena Center.
- () Resolution urging the defeat of the California Civil Rights Initiative (CCRI) and other anti-affirmative action legislation.
- () Authorizing a \$1,100,000 Housing Opportunities for Persons with AIDS (HOPWA) loan to Glide Community Development, Inc., for the development of 333 Taylor Street for use as a residential building for extremely low-income persons.
- () Authorizing a \$1,299,937 Housing Opportunities for Persons with AIDS (HOPWA) loan to Larkin Street Youth Center in connection with the rehabilitation of 129 Hyde Street for use as permanent affordable housing for young adults.
- () Authorizing a \$1,200,000 Housing Opportunities for Persons with AIDS (HOPWA) loan to Maitri AIDS Hospice in connection with the rehabilitation of 401 Duboce Street for use as a residential health care facility.
- () Authorizing the encumbrance of \$2,164,000 in Housing Opportunities for Persons with AIDS (HOPWA) monies for the purpose of providing rental assistance subsidies to income-eligible, HIV-disabled persons.

- 10) Authorizing the award of a Professional Services Contract with Environmental Impact Planning, Inc., in an amount not to exceed \$150,000, to prepare a supplemental environmental impact report for the Redevelopment Plan Amendment for the Rincon Point-South Beach Project; Rincon Point-South Beach.

Prepared and mailed April 12, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 18, 1995
4:00 P.M.

AGENDA

8/95
PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

APR 14 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular meetings, February 7, 14 and 28, 1995.
Special meeting, February 24, 1995.
- (b) Authorizing a Second Amendment to the Agreement for Professional Services, which increases the amount payable thereunder and revises the time of performance, with Terry A. Hayes Associates in connection with the preparation of an Environmental Impact Report; South of Market. (Resolution No. 83-95)
- (c) Authorizing an extension of Exclusive Negotiations with The Jewish Museum San Francisco for the purchase and rehabilitation of the Jessie Street Substation located on Central Block One bounded by Market, Mission, Third and Fourth Streets (Parcel CB-1-JSS); Yerba Buena Center. (Resolution No. 84-95)
- (d) Authorizing a Second Amendment to the Land Disposition Agreement (LDA) with Yerba Buena Retail Partners, L.P., to revise the Schedule of Performance in connection with the CB-2 Entertainment/Retail Site (Parcel CB2/ER) located on the easterly side of Fourth Street between Mission and Howard Streets; Yerba Buena Center. (Resolution No. 85-95)

Action taken: _____

REGULAR AGENDA

- (e) Authorizing the Executive Director to reject all bids for construction of the CB-3 Children's Center and to take specific steps to obtain new bids within the Agency's resources; Yerba Buena Center. (Resolution No. 86-95)

Action taken: _____

- (f) Authorizing a funding commitment of \$1,100,000 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with Glide Community Development, Inc. for the development of a 100 unit Supportive Housing Facility located at 333 Taylor Street. (Resolution No. 87-95)

Action taken: _____

- (g) Authorizing a funding commitment of \$1,299,937 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with Larkin Street Services for the development of an Assisted Care Housing Facility of 12-units for young adults with disabling HIV/AIDS located at 129 Hyde Street. (Resolution No. 88-95)

Action taken: _____

- (h) Authorizing a funding commitment of \$1,200,000 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with Maitri AIDS Hospice for the development of a Residential Hospice Facility of 15-units, for chronically ill individuals with disabling HIV/AIDS, located at 401 Duboce Street. (Resolution No. 89-95)

Action taken: _____

- (i) Authorizing the encumbrance of \$2,174,194 in Housing Opportunities for Persons with AIDS (HOPWA) Program monies for providing rental assistance subsidies for income-eligible persons disabled by HIV/AIDS. (Resolution No. 90-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
THIRD FLOOR COMMISSION BOARD ROOM

5
3
25/95

TENTATIVE AGENDA

NOTE : QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY,
AT 749-2457

THERE WILL BE NO REGULARLY SCHEDULED COMMISSION MEETING ON
TUESDAY, APRIL 25, 1995

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON MAY 2, 1995

DOCUMENTS DEPT.

APR 20 1995

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 2, 1995
4:00 P.M.

5
2/95

TENTATIVE AGENDA

DOCUMENTS DEPT.
APR 27 1995
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

-) Authorizing a First Amendment to the Letter Agreement between the Redevelopment Agency and the Department of Public Health for \$82,145 in Housing Opportunities for Persons with AIDS (HOPWA) funds for expenses related to the implementation of the Centralized Housing Information and Placement Service for HIV/AIDS Housing.
-) Approving a Letter Agreement between the San Francisco Redevelopment Agency and the Department of Public Health, in the amount of \$51,000, for monitoring and advising on the environmental clean up process of Hunters Point Shipyard and Naval Station Treasure Island.
-) Presentation giving overview of Affordable Housing Program.
-) Workshop to review construction and operating costs for the Children's Center on Central Block 3 (CB-3); Yerba Buena Center.
-) Status of the Center for the Arts Budget; Yerba Buena Center.
-) Closed Session: Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21, AFL-CIO.

Prepared and mailed April 26, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 2, 1995
4:00 P.M.
DOCUMENTS DEPT.

APR 29 1995

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, March 14, 21, 28 and April 11, 1995.
- (b) Authorizing an increase of \$82,145 in HOPWA funds in a Letter Agreement with the Department of Public Health, AIDS Office, for implementation costs of the Centralized Housing Information and Placement Service System for Persons with HIV/AIDS. (Resolution No. 92-94)
- (c) Authorizing a Letter Agreement in the amount of \$51,000 with the Department of Public Health for services relating to the toxic clean up of Hunters Point Shipyard and Naval Station Treasure Island. (Resolution No. 93-95)

Action taken: _____

REGULAR AGENDA

- (d) Progress report on the accomplishments of Redevelopment Agency's Citywide Tax Increment Housing Program.
- (e) Workshop to review construction and operating costs for the Children's Center on Central Block 3 (CB-3); Yerba Buena Center.
- (f) Status of the Center for the Arts' Budget; Yerba Buena Center.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session:

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21, AFL-CIO.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 9, 1995
4:00 P.M.

DOCUMENTS DEPT.

MAY 04 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing an extension of Exclusive Negotiations with AMB Properties II for the purchase and development of Parcel 3763-A, located at the southwest corner of Third and Harrison Streets, for a single-room occupancy (SRO) residential development; Yerba Buena Center.
- 2) Authorizing an extension of Exclusive Negotiations with Hampshire Properties, Inc. for the purchase and development of the site located at the northeast corner of Third and Howard Streets (Parcel EB-2C); Yerba Buena Center.
- 3) Authorizing award of a construction contract in the amount of \$62,200 to Seto Construction for build-out of the Esplanade Maintenance Rooms and Lighting Improvements at the Martin Luther King, Jr. Memorial; Yerba Buena Center.
- 4) Authorizing a First Amendment to Housing Opportunities for Person with AIDS Supportive Service Contract with Lutheran Social Services, increasing the contract amount by \$8,060, for rental assistance services.
- 5) Authorizing submission of application for Section 8 set-asides for Persons with HIV/AIDS and their families, Rental Voucher Program Application to the U.S. Department of Housing and Urban Development (HUD) for the San Francisco Eligible Metropolitan Statistical Area (EMSA).
- 6) Authorizing a First Amendment to the Addendum to the Agreement Contemplating a Negotiated Disposition of Land for Private Redevelopment with Nihonmachi Community Development Corporation regarding the property located at 1600-10 Post Street; Western Addition A-2.
- 7) Authorizing a First Amendment to the Agreement for Disposition of Land for Private Development (LDA) with San Francisco Housing Development Corporation for Parcel DD-2, which will change the Schedule of Performance; Hunters Point.
- 8) Authorizing purchase of Phase II of Agency-wide Local Area Network from Ciber/RNF in an amount not to exceed \$49,000.
- 9) Authorizing a Letter Agreement in an amount not to exceed \$208,000 with the Department of Public Works for engineering design services related to the 6th Street Public Improvement Program; South of Market.

- 10) Resolution opposing the California Civil Rights Initiative (CCRI).
- 11) Report and action as necessary on SB-1266.
- 12) Authorizing redesign of the Children's Center on Central Block 3 (CB-3) to accomplish the approved program goals within the construction budget; Yerba Buena Center.
- 13) Authorizing a Personal Services Contract with Ted P. Maniatis to provide Construction Coordination Services in connection with construction in Yerba Buena Center in the annual amount of \$120,000; Yerba Buena Center.
- 14) Report and action as necessary on Parcel EB2C located at the northeast corner of Third and Howard Streets; Yerba Buena Center.
- 15) Authorizing a Personal Services Contract in an amount not to exceed \$40,000 with the 24th Street Merchants Association for Retail Promotion of the 24th Street Revitalization Area from the funds currently allocated for small business loans in the 24th Street Revitalization Program; 24th Street.
- 16) Reallocating \$80,000 from the Community Development Investment Fund Component of the 24th Street Revitalization Program and authorizing execution of a Personal Services Contract in an amount not to exceed \$80,000 with Mission Economic Cultural Association for "Carnaval 1995"; 24th Street.
- 17) Authorizing a Letter Agreement in an amount not to exceed \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area.
- 18) Authorizing the issuance of 1995 Refunding Notes (Yerba Buena Gardens) to refund \$30,000,000 1992 Notes; Yerba Buena Center.
- 19) Director's Report: Report on the Agency's budget.
- 20) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and the entity the Agency may negotiate with are:

(i) San Francisco Naval Shipyard with the United States Navy.

Prepared and mailed May 3, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 9, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

MAY 08 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an extension of Exclusive Negotiations with AMB Properties II for the purchase and development of Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 94-95)
- (b) Authorizing an extension of Exclusive Negotiations with Hampshire Properties, Inc. for the purchase and development of the site located at the northeast corner of Third and Howard Streets (Parcel EB-2C); Yerba Buena Center. (Resolution No. 95-95)
- (c) Authorizing the award of a construction contract in the amount of \$62,200 to Seto's Construction for build-out of the Esplanade Maintenance Rooms related work; Yerba Buena Center. (Resolution No. 96-95)
- (d) Authorizing a \$8,060 Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Contract with Lutheran Social Services. (Resolution No. 97-95)

- (e) Authorizing submission of an application for Section 8 set-asides for Persons with HIV/AIDS and their families, Rental Voucher Program to the U.S. Department of Housing and Urban Development (HUD) for the San Francisco Eligible Metropolitan Statistical Area (EMSA). (Resolution No. 98-95)
- (f) Authorizing an Amendment to the Addendum to the Agreement contemplating a Negotiated Disposition of Land for Private Redevelopment with Nihonmachi Community Development Corporation, dated November 16, 1982, regarding the property located at 1600-10 Post Street; Western Addition A-2. (Resolution No. 99-95)
- (g) Authorizing a First Amendment to the Agreement for Disposition of Land for Private Development (LDA) with the San Francisco Housing Development Corporation (SFHDC) which will change the Schedule of Performance for Parcel DD-2; Hunters Point. (Resolution No. 100-95)
- (h) Authorizing purchase of Phase II of Agency-wide Local Area Network from Ciber/RNF in an amount not to exceed \$49,000. (Resolution No. 101-95)
- (i) Authorizing a Letter Agreement in an amount not to exceed \$208,000 with the Department of Public Works of the City and County of San Francisco for engineering design services related to the Sixth Street Public Improvements Program; South of Market. (Resolution No. 102-95)

Action taken: _____

REGULAR AGENDA

- (j) Resolution Opposing the California Civil Rights Initiative. (Resolution No. 103-95)

Action taken: _____

- (k) Authorizing redesign of the Children's Center on Central Block 3 (CB-3) to accomplish the approved program goals within the Agency's resources; Yerba Buena Center. (Resolution No. 104-95)

Action taken: _____

- (l) Authorizing a Personal Services Contract with Ted P. Maniatis to provide Construction Coordination Services in connection with construction in Yerba Buena Center in the annual amount of \$120,000; Yerba Buena Center. (Resolution No. 105-95)

Action taken: _____

- (m) Reallocating \$40,000 from the Business Loan Fund Component of the 24th Street Revitalization Program and authorizing a Personal Services Contract in an amount not to exceed \$40,000 with the 24th Street Merchants Association for Retail Promotion of the 24th Street Revitalization Area. (Resolution No. 106-95)

Action taken: _____

- (n) Reallocating \$80,000 from the Community Development Investment Fund Component of the 24th Street Revitalization Program and authorizing a Personal Services Contract in an amount not to exceed \$80,000 with Mission Economic and Cultural Association for "Carnaval 1995". (Resolution No. 107-95)

Action taken: _____

- (o) Authorizing a Letter Agreement in an amount not to exceed \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area. (Resolution No. 108-95)

Action taken: _____

- (p) Authorizing the issuance, sale and delivery of 1995 Yerba Buena Gardens Refunding Notes in an aggregate principal amount not to exceed \$36,000,000, and authorizing and approving the execution and delivery of certain documents in connection therewith; Yerba Buena Center. (109-95)

Action taken: _____

AFTER THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY WILL RECESS TO CONSIDER AN ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY WILL RECONVENE TO CONSIDER THE REMAINING AGENDA.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
 - (a) Report on the Agency's budget.
 - (b) Report on SB-1266
8. Commissioners' Questions and Matters
9. Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and the entities the Agency may negotiate with are:
 - (i) San Francisco Naval Shipyard with the United States Navy.
 - (ii) 1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 16, 1995
4:00 P.M.

5
6/95
301-02

TENTATIVE AGENDA

DOCUMENTS DEPT.
MAY 11 1995
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Letter Agreement in an amount not to exceed \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area.
- 2) Authorizing Larry Florin, Director of New Projects, to travel to Washington, D.C., May 15-16, 1995, to present testimony before a hearing of the House of Representatives on the Presidio, at a cost not to exceed \$2,000.
- 3) Approving the Agency's 1995-96 Budget.
- 4) Report and action as necessary on Parcel EB-2C located at the northeast corner of Third and Howard Streets; Yerba Buena Center.
- 5) Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) northeast corner of Third and Mission Streets in Yerba Buena Center with Griffin Related Properties VII.
 - (ii) Central Block 1 (CB-1) Office Building Site in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Luke Brugnara, John Sanger and WDG/Millennium Partners.
 - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed May 10, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 16, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

MAY 17 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Larry Florin, Director of New Projects, to travel to Washington, D.C., May 15-16, 1995, to present testimony before a hearing of the House of Representatives on the Presidio, at a cost not to exceed \$2,000. (Resolution No. 110-95)

Action taken: _____

REGULAR AGENDA

- (b) Approving the Agency's proposed budget for the period July 1995 through June 30, 1996 and authorizing the Executive Director to submit the budget as modified by the Mayor to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 111-95)

Action taken: _____

- (c) Authorizing an allocation of \$100,000 to extend the Operating Days of the Center for the Arts from five to six per week; Yerba Buena Center. (Resolution No. 112-95)

Action taken: _____

- (d) Report and Action as necessary on Parcel EB-2C located at the northeast corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 113-95)

Action taken: _____

- (e) Authorizing a Letter Agreement in an amount not to exceed \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area. (Resolution No. 108-95)

Action taken: _____

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

(a) Report on the South Bayshore Development Corporation.

(b) Report on SB-1266.

8. Commissioners' Questions and Matters

9. Closed Session:

(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

(i) northeast corner of Third and Mission Streets in Yerba Buena Center with Griffin Related Properties VII.

(ii) Central Block 1 (CB-1) Office Building Site in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Luke Brugnara, John Sanger and WDG/Millennium Partners.

(iii) 1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 23, 1995
4:00 P.M.

20/95

TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD, AT 749-2457.

NO MEETING ON MAY 23, 1995

DOCUMENTS DEPT.
MAY 22 1995
SAN FRANCISCO
PUBLIC LIBRARY

Prepared and mailed May 18, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 30, 1995
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

-) Requesting the Board of Supervisors to amend the Northeastern Waterfront Survey Area to add additional land for a potential new sports arena; Rincon Point-South Beach.
-) Authorizing a \$383,917 HOPWA Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for the operation of the Peter Claver Community House located at 1340 Golden Gate Avenue.
-) Authorizing a Second Amendment, which increases the amount by \$60,000, to the Predevelopment Loan Agreement with San Francisco Housing Development Corporation for the development of Parcel DD-2; Hunters Point.
-) Authorizing a License and Lease with Off-Duty Production Company for Building #180 at Treasure Island.
-) Authorizing a First Amendment in the amount of \$19,500 to the Letter Agreement with the Department of City Planning for Master Planning Services and Environmental Review for Naval Station Treasure Island Survey Area.
-) Opposing any legislation which would prohibit Redevelopment Agencies from using eminent domain, if deemed necessary, for the completion of a Redevelopment Project; opposing any legislation which would require Redevelopment Agencies to complete their projects within specific time constraints without regard to conditions beyond the Agency's control.
-) Director's Report:
 - (a) Department of Defense decision regarding base leasing.
 - (b) 1881 Bush Street (San Francisco Go Club); Western Addition A-2.

OVER

DOCUMENTS DEPT.

MAY 23 1995

SAN FRANCISCO
PUBLIC LIBRARY

8. Closed Session:

- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and the entity the Agency may negotiate with are:

bounded by Market, Mission, 10th and 11th Streets (Lot 39, Block 3507); 10th and Market Redevelopment Project Area with Bank of America, NT & SA.

- (ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed May 24, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 30, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

2. Matters of Unfinished Business

3. Matters of New Business

- (a) Requesting the Board of Supervisors of the City and County of San Francisco to amend the Northeastern Waterfront Survey Area Resolution to add Assessor Blocks 3745 & 3746 and portions of Assessor Blocks 3739 & 3740 to said Survey Area. (Resolution No. 115-95)

Action taken: _____

- (b) Authorizing a \$383,917 Housing Opportunities for Persons with AIDS Contract with Catholic Charities of the Archdiocese of San Francisco for the operation of the Peter Claver Community located at 1340 Golden Gate Avenue. (Resolution No. 116-95)

Action taken: _____

- (c) Authorizing a Second Amendment to the Predevelopment Loan Agreement with The San Francisco Housing Development Corporation for the development of DD-2 (located on the south side of Hudson Street at Whiney Young Circle), which will increase the loan amount by \$60,000; Hunters Point. (Resolution No. 117-95)

Action taken: _____

- (d) Approving a Sublicense and a Sublease from the Agency to Off-Duty Productions, Inc. for Building No. 180 at the Naval Station Treasure Island. (Resolution No. 118-95)

Action taken: _____

DOCUMENTS DEPT.
MAY 26 1995
SAN FRANCISCO
PUBLIC LIBRARY

- (e) Authorizing a First Amendment in the amount of \$19,500 to the Letter Agreement with the Department of City Planning for Master Planning Services and Environmental Review for Naval Station Treasure Island Survey Area. (Resolution No. 119-95)

Action taken: _____

- (f) Opposing any legislation which would prohibit Redevelopment Agencies from using eminent domain, if deemed necessary, for the completion of a Redevelopment Project; opposing any legislation which would require Redevelopment Agencies to complete their projects within specific time constraints without regard to conditions beyond the Agency's control. (Resolution No. 120-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters
6. Report of the President
 - (a) NAHRO Conference
7. Report of the Executive Director
 - (a) Department of Defense decision regarding base leasing.
 - (b) 1881 Bush Street (San Francisco Go Club); Western Addition A-2.
8. Commissioners' Questions and Matters
9. Closed Session:
 - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (a) bounded by Market, Mission, 10th and 11th Streets (Lot 39, Block 3507) with Bank of American, NT & SA; 10th and Market Redevelopment Project Area.
 - (b) 1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.
 - (ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 6, 1995
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing an extension of Exclusive Negotiations with AMB Properties II for the purchase and development of Parcel 3763-A, located at the southeast corner of Third and Harrison Streets, for a Single-Room Occupancy (SRO) residential development; Yerba Buena Center.
- 2) Workshop on Proposed Disposition of Parcel 732-A (located on the east side of Fillmore between Eddy and Ellis Streets); Western Addition A-2.
- 3) Workshop to discuss inter-Agency working relationships with the Department of City Planning and existing and future Letter Agreements.

Prepared and mailed May 31, 1995

DOCUMENTS DEPT.
JUN 1 1995
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 6, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

JUN 3 1995

**SAN FRANCISCO
PUBLIC LIBRARY**

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an extension of Exclusive Negotiations with AMB Properties II for the purchase and development of Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 121-95)

Action taken: _____

REGULAR AGENDA

- (b) Workshop on Proposed Disposition of Parcel 732-A (located on the east side of Fillmore Street between Eddy and Ellis Streets); Western Addition A-2.
- (c) Workshop to discuss Inter-Agency working relationships with the Department of City Planning and existing and future Letter Agreements.
4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President

OVER

7. Report of the Executive Director

(a) Economic Development Business Retention Activity: Colossal Pictures

8. Commissioners' Questions and Matters

9. Closed Session

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 13, 1995
4:00 P.M.

3/95

at 12

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Abandoning the January 1992 proceedings to establish Community Facilities District No. 4 on Central Block 1; Yerba Buena Center.
- 2) Authorizing Re-entry into Exclusive Negotiations with Tenants and Owners Development Corporation, Inc. (TODCO) in connection with the development of 24 Affordable Housing Units located on the southerly one-half of 980 Howard Street (Block 3725, Lots 23, 24 and 27); South of Market.
- 3) Workshop on progress of the redesign of the Children's Center on Central Block 3 (CB-3); Yerba Buena Center.
- 4) Workshop on the Transbay Terminal Survey Area Planning Process.
- 5) Workshop to discuss Inter-Agency working relationships with the Department of City Planning.
- 6) Authorizing a Grant Agreement for \$50,000 with the Treasure Island Homeless Development Initiative.
- 7) Authorizing an Agreement with the Port of San Francisco to lease Rincon Park in connection with the Disposition and Development Agreement (DDA) entered into between the Redevelopment Agency of the City and County of San Francisco and The GAP, Inc; Rincon Point-South Beach.
- 8) Report on request by Haas & Haynie for deposit refund in connection with the property located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- 9) Director's Report:
 - (a) SB-1266

DOCUMENTS DEPT.
JUN 03 1995

SAN FRANCISCO
PUBLIC LIBRARY

OVER

10) Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole.

- (b) Pursuant to Government Code 54957.6 to instruct the Agency's designated representative to negotiate with the International Federal of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed June 7, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 13, 1995
3:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

**PLEASE NOTE MEETING TIME CHANGE
THE MEETING WILL START AT 3:00 P.M.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS SEPT.
JUN 10 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Abandoning the January 1992 proceedings to establish Community Facilities District No. 4 on Central Block 1; Yerba Buena Center. (Resolution No. 122-95)
- (b) Authorizing re-entry into Exclusive Negotiations with Tenants and Owners Development Corporation, Inc. (TODCO) to develop affordable housing at 980 Howard Street; South of Market. (Resolution No. 123-95)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Grant Agreement for \$50,000 with the Treasure Island Homeless Development Initiative; Treasure Island. (Resolution No. 124-95)

Action taken: _____

- (d) Authorizing an Agreement with the Port of San Francisco to lease Rincon Park in connection with the Disposition and Development Agreement (DDA) entered into between the Redevelopment Agency of the City and County of San Francisco and The GAP, Inc; Rincon Point-South Beach. (Resolution No. 125-95)

Action taken: _____

- (e) Report on request by Haas & Haynie for deposit refund in connection with the property located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- (f) Workshop on progress of the redesign of the Children's Center on Central Block 3; Yerba Buena Center.
- (g) Workshop on the Transbay Terminal Survey Area Planning Process.
- (h) Workshop to discuss Inter-Agency working relationships with the Department of City Planning.

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

- (a) SB-1266.

8. Commissioners' Questions and Matters

9. Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole.

- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

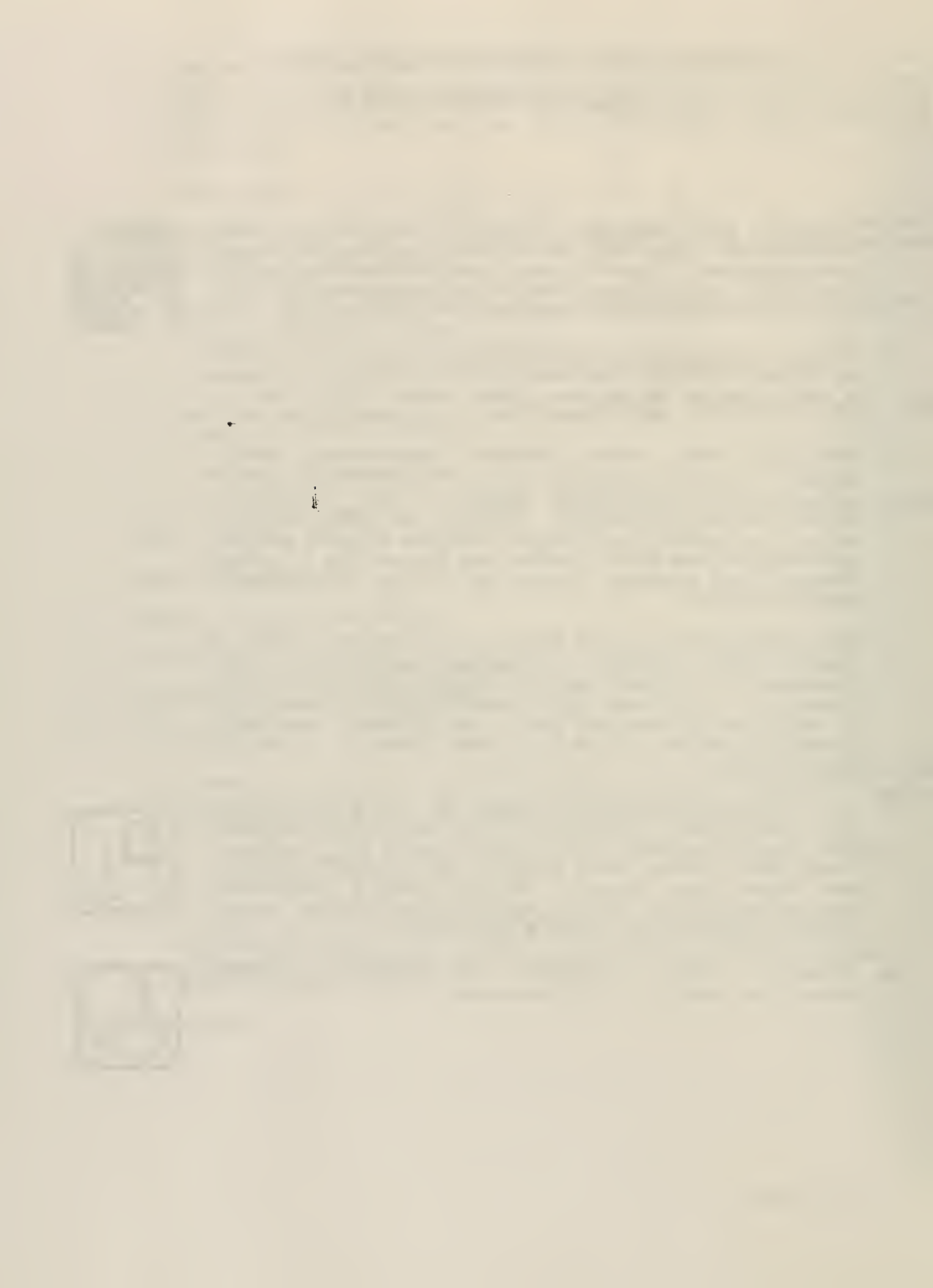
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
THIRD FLOOR COMMISSION BOARD ROOM

TENTATIVE AGENDA

5
tentative
NOTE : QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY,
AT 749-2457
6/95

PLEASE NOTE MEETING TIME CHANGE
THE COMMISSION MEETING OF TUESDAY, JUNE 13, 1995,
WILL START AT 3:00 P.M.

DOCUMENTS DEPT.
JUN 10 1995
SAN FRANCISCO
PUBLIC LIBRARY

repared and mailed June 9, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 20, 1995
3:30 p.m.

DOCUMENTS DEPT.

JUN 19 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing loan of \$30,000 to California Creole Cafe, Inc. in connection with the East Cafe at 720 Howard Street; Yerba Buena Center.
- 2) Authorizing a loan of \$6,000 to Debra Edgerly in connection with 1406 Golden Gate Avenue, Affordable Condominium Program; Western Addition A-2.
- 3) Authorizing the issuance of Notices of Funding Availability under the Housing Opportunities for Persons with AIDS (HOPWA) Program for capital projects and related supportive services in an aggregate amount not to exceed \$7,100,000.
- 4) Authorizing an extension to the Land Disposition Agreement (LDA) Schedule of Performance with Griffin Related Properties VII for Parcel EB-1 located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- 5) Authorization to engage the services of Warren's Waller Press to Off-Set Print the Agency's "Fact Book", 1995 Edition, in an amount not to exceed \$25,000.
- 6) Developer presentations of proposals in response to the Request for Proposals for the Purchase and Development of Parcel 3751-H (located on the northeast corner of Fourth and Harrison Streets); Yerba Buena Center.

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:00 P.M.

- 7) Authorizing Personal Services Contracts for employment development services for the period July 1, 1995 through June 30, 1996 with:
 - (a) Ella Hill Hutch Community Center to provide employment development services to low and moderate income residents of the Western Addition A-2 Project Area in an amount not to exceed \$239,400; Western Addition A-2.
 - (b) Mission Hiring Hall's South of Market Employment Center to provide employment services to low and moderate income residents of the South of Market Project Area in an amount not to exceed \$198,000; South of Market.
 - (c) Young Community Developers, Inc. to provide employment development services to low and moderate income residents of the Hunters Point Project Area in an amount not to exceed \$180,000; Hunters Point.

OVER....

- 8) Authorizing Personal Services Contracts for **entrepreneurial training services** for the period July 1, 1995 through June 30, 1996 with:
- (a) San Francisco Renaissance to provide entrepreneurial training services to low and moderate income residents of the Hunters Point, South of Market and Western Addition A-2 Project Areas in an amount not to exceed \$39,000; Hunters Point, South of Market and Western Addition A-2.
 - (b) Women's Initiative for Self Employment to provide entrepreneurial training services to low and moderate income women residents of the Hunters Point and Western Addition A-2 in an amount not to exceed \$29,000; Hunters Point and Western Addition A-2.
- 9) Authorizing Personal Services Contracts for **business development services** for the period July 1, 1995 through June 30, 1996 with:
- (a) South of Market Foundation to provide business technical assistance and loan packaging services to businesses located in the South of Market Project Area; in an amount not to exceed \$185,000; South of Market.
 - (b) Urban Economic Development Corporation to provide business technical assistance and loan packaging services to businesses located in the Western Addition A-2 and India Basin Project Areas in an amount not to exceed \$171,000; Western Addition A-2 and India Basin.
- 10) Authorizing continuation of negotiations with Fillmore Renaissance Associates regarding a change of use under the Agreement of Disposition of Land for Private Development for Parcel 732-A (located on the eastern side of Fillmore Street between Ellis and Eddy Streets); Western Addition A-2.
- 11) Authorizing a Personal Services Contract with The Jefferson Company for project coordination services for the Lower Fillmore Commercial Revitalization Project in an amount not to exceed \$215,000; Western Addition.
- 12) Authorizing a Personal Services Contract with EIP Associates in an amount not to exceed \$115,000 for environmental planning services related to the preparation of Mitigated Negative Declaration; Rincon Point-South Beach.
- 13) Closed Session:
- (a) Pursuant to Government Code Section to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole Cafe.
 - (ii) 1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.
 - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 20, 1995
3:30 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

PLEASE NOTE THAT THE MEETING WILL START AT 3:30 P.M.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.
JUN 17 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, April 18, May 2 and 9, 1995.
- (b) Authorizing the issuance of Notices of Funding Availability under the Housing Opportunities for Persons with AIDS (HOPWA) Program for capital projects and related supportive services in an aggregate amount not to exceed \$7,100,000. (Resolution No. 127-95)
- (c) Authorizing a Sixth Amendment to the Agreement for Disposition of Land for Private Development with Griffin/Related Properties-VII regarding the revision of the schedule of performance and application of a portion of Developer's child care obligations in connection with East Block 1 (Parcel 3707-A), located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 123-95)
- (d) Authorization to engage the services of Warren's Waller Press to Offset Print the Agency's 1995 Edition of the Fact Book in an amount not to exceed \$25,000. (Resolution No. 129-95)

Action taken: _____

REGULAR AGENDA

- (e) Authorizing continuation of negotiations with Fillmore Renaissance Associates, L.P. regarding a change in the uses permitted in the Agreement for Disposition of Land for Private Development for Parcel 732-A (located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 130-95)

Action taken: _____

- (f) Authorizing a Personal Services Contract in an amount not to exceed \$229,000 with The Jefferson Company to provide Project Management Services to implement Phase IV of the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2. (Resolution No. 131-95)

Action taken: _____

- (g) Developer presentation of proposals in response to the Request for Proposals for the Purchase and Development of Parcel 3751-H (located at the northeast corner of Fourth and Harrison Streets); Yerba Buena Center.

Action taken: _____

**PLEASE NOTE THAT THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE
5:30 P.M.**

- (h) Authorizing a contract with Ella Hill Hutch Community Center to provide **Employment Development Services** to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area for an amount not to exceed \$239,400 for the period July 1, 1995 through June 30, 1996. (Resolution No. 132-95); Western Addition A-2.

Action taken: _____

- (i) Authorizing a Contract with **Mission Hiring Hall, Incorporated** to provide **Employment Development Services** to low and moderate income residents of the South of Market Redevelopment Project Area for an amount not to exceed \$198,000 for the period July 1, 1995 through June 30, 1996; South of Market. (Resolution No. 133-95)

Action taken: _____

- (j) Authorizing a Contract with **Young Community Developers, Inc.** to provide **Employment Development Services** to low and moderate income residents of the Hunters Point Redevelopment Project Area for an amount not to exceed \$180,000 for the period July 1, 1995 through June 30, 1996; Hunters Point. (Resolution No. 134-95)

Action taken: _____

- (k) Authorizing a Contract with **San Francisco Renaissance** to provide **Entrepreneurial Training Services** to low and moderate income residents of the Hunters Point, South of Market, and Western Addition A-2 Redevelopment Project Areas for an amount not to exceed \$39,000 for the period July 1, 1995 through June 30, 1996; Hunters Point, South of Market and Western Addition A-2. (Resolution No. 135-95)

Action taken: _____

- (l) Authorizing a Contract with **Women's Initiative for Self-Employment** to provide **Entrepreneurial Training Services** to low and moderate income women residents of Hunters Point and Western Addition A-2 Redevelopment Project Areas for an amount not to exceed \$29,000 for the period July 1, 1995 through June 30, 1996; Hunters Point and Western Addition A-2. (Resolution No. 136-95)

Action taken: _____

- (m) Authorizing a Contract with **South of Market Foundation** to provide **Business Technical Assistance and Loan Packaging Services** to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$185,000 for the period July 1, 1995 through June 30, 1996; South of Market. (Resolution 137-95)

Action taken: _____

- (n) Authorizing a Contract with **Urban Economic Development Corporation** to provide **Business Technical Assistance and Loan Packaging Services** to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas for an amount not to exceed \$171,000 for the period July 1, 1995 through June 30, 1996; Western Addition A-2 and India Basin Industrial Park. (Resolution No. 138-95)

Action taken: _____

- (o) Authorizing a Working Capital loan in the amount of \$30,000 to California Creole Cafe, Inc. in connection with the California Creole Cafe at Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 139-95)

Action taken: _____

- (p) Authorizing a loan in the amount of \$6,000 to Debra Edgerly in connection with the property at 1406 Golden Gate Avenue, Affordable Condominium Program; Western Addition A-2. (Resolution No. 140-95)

Action taken: _____

- (q) Authorization to enter into a Personal Services Contract with **Environmental Impact Planning Associates** in an amount not to exceed \$115,000 for the preparation of the environmental review documentation necessary to support an Amendment to the Rincon Point-South Beach Redevelopment Plan; Rincon Point-South Beach. (Resolution No. 141-95)

Action taken: _____

- (r) Authorization for Larry Florin, Director of Project Development, to travel to Washington, D.C., June 28-29, 1995, to present testimony on behalf of the City and County of San Francisco in support of the Presidio Public Benefit Trust Legislation being offered by Congresswoman Nancy Pelosi, at a cost not to exceed \$2,000. (Resolution No. 142-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and the entities the Agency may negotiate with are:
 - (i) north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole Cafe.
 - (ii) 1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.
 - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



11
SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
THIRD FLOOR COMMISSION BOARD ROOM

111
TENTATIVE AGENDA

5
3
7/4 7/4/95
NOTE : QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY,
a Meeting) AT 749-2457

THERE WILL BE NO REGULARLY SCHEDULED COMMISSION MEETINGS ON
TUESDAY, JUNE 27 OR JULY 4, 1995

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON JULY 11, 1995

DOCUMENTS DEPT.

JUN 23 1995

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 11, 1995
4:00 p.m.

TENTATIVE AGENDA

DOCUMENTS DEPT.

JUL 06 1995

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$52,586 with Baker Places, Inc.'s Rental Subsidy Program.
- 2) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$31,500 in connection with Baker Places, Inc.'s Ferguson Place Program.
- 3) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$68,452 in connection with the Black Coalition on AIDS' Housing Services Program.
- 4) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$52,488 in connection with Lutheran Social Services of Northern California's Rental Assistance Program.
- 5) Authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$75,757 in connection with Walden House, Inc.'s Planetree Housing Program at 154 Coleridge.
- 6) Authorizing a Third Amendment to the Personal Services Contract with Sedway Kotin Mouchley, which increases the contract amount by \$37,500, in connection with the implementation of the Enterprise Community Program.
- 7) Authorizing an Eighth Amendment to the Personal Services Contract with Keyser Marston Associates, Inc., which increases the amount payable by \$20,000, for Economic Urban Land Consulting Services; Yerba Buena Center.
- 8) Workshop on current status and project implementation of the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.
- 9) Authorizing a Personal Services Contract in an amount not to exceed \$229,000 with The Jefferson Company to provide Project Management Services to implement Phase IV of the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.
- 10) Public Hearing and authorizing execution of a Deed and Other Conveyance Instruments in connection with the sale of 132 Jerrold Avenue of the Morgan Heights Condominium Development to Cornelia Simpo.

- 11) Authorizing an Amendment to the Personal Services Contract for an amount not to exceed \$200,000 with the San Francisco Housing Development Corporation in connection with the Agency's Homeownership Program.
- 12) Authorizing a \$1,600,000 Grant and Regulatory Agreement with Glenridge Apartments Residents' Council, Inc. to rehabilitate The Glenridge Apartments in Diamond Heights as part of the Citywide Tax Increment Housing Program.
- 13) Authorizing an Agreement for the purchase of real property located at 529 and 539 Minna Street in connection with the development of Affordable Housing and a Neighborhood Mini-Park; South of Market.
- 14) Authorizing the issuance of Requests for Proposals to develop Affordable Housing and a Neighborhood Mini-Park located at 529-539 Minna Street; South of Market.
- 15) Authorizing an Agreement in an amount of \$344,100 with the Department of City Planning in connection with the Transbay Area Plan and Implementation Program.
- 16) Authorizing a Second Amendment to Regulatory and Grant Agreement between the Agency and the Board of Trustees of the Glide Foundation, providing for the disbursement of the final \$153,886 of a previously approved grant for predevelopment expenses related to the new construction of affordable housing at 333 Taylor Street, under the Citywide Tax Increment Housing Program.
- 17) Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment.
Property locations and the entities the Agency may negotiate with are:
 - (i) Building No. 2 at Naval Station Treasure Island with Off-Duty Productions, Inc.
 - (ii) Building No. 180 at Naval Station Treasure Island with Hollywood Pictures, Inc.
 - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed July 5, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 11, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

2. Matters of Unfinished Business

- (a) Authorizing a Personal Services Contract in an amount not to exceed \$229,000 with The Jefferson Company to provide Project Management Services to implement Phase IV of the Lower Fillmore Commercial Revitalization Project; Western Addition A-2. (Resolution No. 143-95)

Action taken: _____

3. Matters of New Business

DOCUMENTS DEPT.

JUL 0 8 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, May 30, June 6, 13 and 20, 1995.
- (b) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$52,586 in connection with Baker Places, Inc.'s Rental Subsidy Program. (Resolution No. 144-95)
- (c) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$31,500 in connection with Baker Places, Inc.'s Ferguson Place Program. (Resolution No. 145-95)
- (d) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$68,452 in connection with the Black Coalition on AIDS' Housing Services Program. (Resolution No. 146-95)

- (e) Authorizing renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$52,488 in connection with the Lutheran Social Services of Northern California's Rental Subsidy Program. (Resolution No. 147-95)
- (f) Authorizing a Third Amendment to the Personal Services Contract with the Sedway Kotin Mouchley Group by adding \$37,500 for the addition of consulting work in the coordination and implementation of San Francisco's Enterprise Community Program. (Resolution No. 148-95)
- (g) Authorizing an Eighth Amendment to a Personal Services Contract with Keyser Marston Associates, Inc., for Economic Urban Land Consulting Services, which increases the amount payable under the contract by \$20,000; Yerba Buena Center. (Resolution No. 149-95)
- (h) Authorizing a Third Amendment to the Option to Lease Real Property and Amendment to Leases with the Port of San Francisco regarding certain properties in the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach. (Resolution No. 150-95)

Action taken: _____

REGULAR AGENDA

- (i) Workshop on current status and project implementation of the Lower Fillmore Commercial Revitalization Project.
- (j) Public Hearing to hear all persons interested in the sale of 132 Jerrold Avenue; Morgan Heights Condominium Development.

Authorizing the execution of a Deed and Other Conveyance Instruments in connection with the sale of 132 Jerrold Avenue, Morgan Heights Condominium Development, to Cornelia Simpo. (Resolution No. 151-95)

Action taken: _____

- (k) Authorizing a \$1,600,000 Grant and Regulatory Agreement with Glenridge Apartments Residents' Council, Inc. to rehabilitate The Glenridge Apartments in Diamond Heights as part of the Citywide Tax Increment Housing Program. (Resolution No. 152-95)

Action taken: _____

- (l) Authorizing an Agreement for the sale and purchase of real property located at 529 and 539 Minna Street in connection with the development of Affordable Housing and a Mini-Park; South of Market. (Resolution No. 153-95)

Action taken: _____

- (m) Authorizing the issuance of Requests for Proposals to develop and manage Affordable Housing and a Neighborhood Mini-Park located at 529-539 Minna Street; South of Market. (Resolution No. 154-95)

Action taken: _____

- (n) Authorizing the renewal of a Personal Services Contract for an amount not to exceed \$200,000 with The San Francisco Housing Development Corporation in connection with the Agency's Homeownership Counseling Program. (Resolution No. 155-95)

Action taken: _____

- (o) Authorizing an Agreement in an amount of \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area. (Resolution No. 156-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) Building No. 2 at Naval Station Treasure Island with Off-Duty Productions, Inc.
 - (ii) Building No. 180 at Naval Station Treasure Island with Hollywood Pictures, Inc.
 - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 18, 1995
4:00 P.M.

DOCUMENTS DEPT.

JUL 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Awarding Demolition and Site Clearance Contract No. 87 to R & B Equipment Rentals, Inc., in an amount not to exceed \$82,858 for the Demolition and Site Clearance of 1899 Bush Street; Western Addition A-2.
- 2) Authorizing approval of Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$75,757 in connection with Walden House, Inc.'s Planetree Housing Program at 154 Coleridge.
- 3) Authorizing issuance of a Request for Proposals for the Central Block 1 (CB-1) Office Parcel located on the south side of Market Street between Third and Fourth Streets; Yerba Buena Center.
- 4) Authorizing a \$75,000 Predevelopment Grant to the Hamilton Family Center, Inc. for expenses related to the acquisition of property located at 1530 Fell Street for the construction of approximately 15 units of transitional housing for homeless families, as part of the Citywide Tax Increment Housing Program.
- 5) Authorizing a Predevelopment Agreement with Swords to Plowshares in the amount of \$75,000 for preconstruction costs of 120 units of supportive housing for homeless veterans at Building No. 1028 at the Letterman Complex in the Presidio, as part of the Citywide Tax Increment Housing Program.
- 6) Authorizing the amendment of a loan to 480 Valencia Associates in connection with the development of affordable rental units for low-income families at 440-480 Valencia Street, as part of the Citywide Tax Increment Housing Program.
- 7) Workshop to discuss Pier 40 Development Program/Review of Consultant Team Analysis and Recommendations.
- 8) Director's Report: Fillmore Marketplace Associates' development located at Webster and Eddy Street; Western Addition A-2.

OVER

9) Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northeast corner of Fourth and Harrison in Yerba Buena Center with: Armax, Inc.; Mark M. Garay; and Village Properties.

- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed July 12, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 18, 1995
4:00 P.M.
DOCUMENTS DEPT.

JUL 15 1995

AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Awarding Demolition and Site Clearance Contract No. 87 to R & B Equipment Rentals, Inc. in an amount not to exceed \$82,858 for the Demolition and Site Clearance of 1899 Bush Street; Western Addition A-2. (Resolution No. 157-95)
- (b) Authorizing approval of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$75,757 in connection with Walden House, Inc.'s Planetree Program at 154 Coleridge. (Resolution No. 158-95)
- (c) Authorizing an amendment to the \$884,000 loan to 480 Valencia Associates for the construction of 59 units of rental housing at 440-480 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 159-95)
- (d) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of the Central Block One Office Parcel, located on the south side of Market Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 160-95)

Action taken: _____

REGULAR AGENDA

- (e) Authorizing a Predevelopment Grant Agreement with the Hamilton Family Center, Inc. for \$75,000 to pay for predevelopment expenses to be incurred in connection with the acquisition of property at 1530 Fell Street for the construction of a transitional housing facility for 12-15 homeless families as part of the Citywide Tax Increment Housing Program. (Resolution No. 161-95)

Action taken: _____

- (f) Authorizing a Predevelopment Agreement with Swords to Plowshares in the amount of \$75,000 for preconstruction costs of 120 units of supportive housing for homeless veterans at Building No. 1028 at the Letterman Complex in the Presidio as part of the Citywide Tax Increment Housing Program. (Resolution No. 162-95)

Action taken: _____

- (g) Workshop to discuss Pier 40 Development Program/Review of Consultant Team analysis and recommendations; Rincon Point-South Beach.

4. Matters not appearing on Agenda

- 5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

- (a) Fillmore Marketplace Associates' development located at Webster and Eddy Streets; Western Addition A-2.

8. Commissioners' Questions and Matters

9. Closed Session:

- (a) Pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) northeast corner of Fourth and Harrison Streets in Yerba Buena Center with: Armax, Inc.; Mark M. Gray; and Village Properties.
 - (ii) north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole Cafe.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

(c) Pursuant to Government Code Section 54959.9(a) regarding pending litigation. State of California, and various parties (including the San Francisco Redevelopment Agency), ex rel. Patrick Stull vs. Bank of America NT & SA, San Francisco Superior Court Case No. 968484.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 25, 1995
4:00 P.M.

TENTATIVE AGENDA

DOCUMENTS DEPT.

JUL 21 1995

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a loan of \$30,000 to California Creole Cafe, Inc. in connection with the East Cafe at 720 Howard Street; Yerba Buena Center.
- 2) Public Hearing and authorizing execution of Deeds and Other Conveyance Instruments in connection with the resale of 1215 Scott Street and 1949 O'Farrell Street; Affordable Condominium Program; Western Addition A-2.
- 3) Consideration of a Resolution of Necessity for the acquisition of a parcel located at 250 Steuart Street in the Rincon Point Subarea of the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach.
- 4) Consideration of equity investment in Community Bank of the Bay.
- 5) Authorizing Exclusive Negotiations with a Developer for Parcel 3751-H (located at the northeast corner of Fourth and Harrison Streets); Yerba Buena Center.
- 6) Director's Report:
 - (a) Pier 40 development.
 - (b) Application process for Fillmore Marketplace Associates' development located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- 7) Closed Session:

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Public Employees Local 790.

Prepared and mailed July 19, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 25, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

JUL 22 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Closed Session Meetings, March 28, April 11 and May 2, 1995.
- (b) Authorizing revision of Housing Opportunities for Persons with AIDS (HOPWA) Program loan conditions associated with the acquisition and rehabilitation of the 401 Duboce Street Site sponsored by Maitri AIDS Hospice. (Resolution No. 163-95)

Action taken: _____

REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the sale of 1215 Scott Street and 1949 O'Farrell Street; Western Addition A-2.

Authorizing execution of Deeds and Other Conveyance Instruments in connection with the sale of 1215 Scott Street and 1949 O'Farrell Street; Affordable Condominium Program; Western Addition A-2. (Resolution No. 164-95)

Action taken: _____

- (d) Consideration of a Resolution of Necessity for the acquisition of a parcel located at 250 Steuart Street (Assessor's Lot 28 and 29, Block 3741) in the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach. (Resolution No. 165-95)

Action taken: _____

- (e) Authorizing Exclusive Negotiations with Armax, Inc. for the purchase and development of Parcel 3751-H, located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 166-95)

Action taken: _____

- (f) Consideration of equity investment in Community Bank of the Bay.

Action taken: _____

- (g) Authorizing a Working Capital Loan in the amount of \$30,000 and an Amendment to Lease with California Creole Cafe, Inc. in connection with the California Creole Cafe at Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 167-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
 - (a) Pier 40 development; Rincon Point-South Beach.
 - (b) Application process for Fillmore Marketplace Associates' development located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.
8. Commissioners' Questions and Matters
9. Closed Session:

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

NAVAL STATION TREASURE ISLAND SAN FRANCISCO
BUILDING #271 AVENUE OF THE PALMS

DATE: August 1, 1995
12 P.M.

AGENDA

August 1, 1995

12:00 P.M.

NOTE: THIS MEETING WILL BE HELD AT NAVAL STATION TREASURE ISLAND SAN FRANCISCO AT THE CASA DE LA VISTA, BUILDING #271, AVENUE OF THE PALMS

BUSINESS-SCIENCE
DOCUMENTS DEPT.

JUL 29 1995

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum.
2. Site tour of Naval Station Treasure Island San Francisco.
3. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
4. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing::
 - a) Strength, Weaknesses, Opportunities and Trends (SWOT) analysis - Looking at the future.
 - (b) The role of the Commissioner.
 - (c) Planning - What does it mean? How do we proceed?
5. Closed Session: Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.
6. Adjournment

Prepared and mailed July 28, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Naval Station Treasure Island San Francisco at the Casa De La Vista, Building #271, Avenue of the Palms. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 8, 1995
4:00 P.M.

TENTATIVE AGENDA

DOCUMENTS DEPT.

AUG 03 1995

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing the expenditure of \$58,400 under the Second Option to Renew included in the three year Personal Services Contract with KPMG Peat Marwick and its Joint Venture Partner, Williams, Adley & Company, to perform the Agency's annual financial audit for the year ended June 30, 1995.
- 2) Authorizing a Second Amendment to the Agency's contract with the South of Market Foundation by conveying title to certain equipment in exchange for monthly steam cleaning of the Sixth Street commercial corridor between Stevenson and Folsom Streets, after which the contract will terminate; South of Market.
- 3) Director's Report:
 - (a) Pier 40 development; Rincon Point-South Beach.
- 4) Closed Session:
 - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition A-2 and the entity the Agency may negotiate with is The Van Ness Lofts Associates.
 - (ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed August 2, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 8, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

AUG 04 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, May 16, July 11 and 18, 1995; Closed Session Meetings, May 9, 16 and 30, June 13 and 20, and July 11, 1995.
- (b) Authorizing the expenditure of \$58,400 under the Second Annual Option to Renew included in the Three-Year Personal Services Contract with KPMG Peat Marwick and its Joint Venture Partner, Williams, Adley & Company, to perform the Agency's annual financial audit for the year ended June 30, 1995. (Resolution No. 168-95)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Second Amendment to the June, 1991 Contract with South of Market Foundation to convey title to certain equipment, valued at \$6,636, for two steam cleanings of the Sixth Street Commercial Corridor between Stevenson and Folsom Streets, after which the contract will terminate; South of Market. (Resolution No. 169-95)

Action taken: _____

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session:
 - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (a) northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition A-2 with The Van Ness Lofts Associates.
 - (b) north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole Cafe.
 - (ii) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: two potential cases.
 - (iii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 15, 1995
4:00 P.M.

TENTATIVE AGENDA

DOCUMENTS DEPT.

AUG 10 1995

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

-) Presentation by EDAW Interns; Transbay Terminal Project Vision.
-) Progress Report on the Housing Opportunities for Persons with AIDS (HOPWA) Program and authorizing encumbrance of HOPWA funds for Rental Assistance Program for persons with HIV/AIDS.
-) Closed Session:
 - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (a) Central Block 1 (CB-1) Retail Connector within the block bounded by Third, Fourth and Mission Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.
 - (b) bounded by Market, Mission, 10th and 11th Streets (Lot 39, Block 3507) with Bank of America, NT & SA; 10th and Market Redevelopment Project Area.
 - (ii) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: two potential cases.
 - (iii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed August 9, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 15, 1995
4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

AUG 12 1995

SAN FRANCISCO
PUBLIC LIBRARY

- (a) Presentation by EDAW Interns; Fransbay Terminal Project Vision.
- (b) Presentation on the Housing Opportunities for Persons with AIDS (HOPWA) Program and authorizing the encumbrance of \$2,239,420 in HOPWA monies for providing rental assistance subsidies for income-eligible persons disabled by HIV/AIDS. (Resolution No. 171-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
 - (a) Pier 40 development; Rincon Point-South Beach.
8. Commissioners' Questions and Matters
9. Closed Session:
 - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (a) Central Block 1 (CB-1) Retail Connector within the block bounded by Third, Fourth and Mission Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.
 - (b) bounded by Market, Mission, 10th and 11th Streets (Lot 39, Block 3507) with Bank of America, NT & SA; 10th and Market Redevelopment Project Area.

- (ii) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: two potential cases.
- (iii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

PLEASE NOTE CHANGE OF MEETING LOCATION AND TIME

August 22, 1995

2:00 P.M.

SOUTHEAST COMMUNITY COLLEGE

FACILITY ROOM

1800 OAKDALE AVENUE AT PHELPS STREET

SAN FRANCISCO, CALIFORNIA

DOCUMENTS DEPT.

AUG 19 1995

SAN FRANCISCO
PUBLIC LIBRARY

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

(a) Site tour of the South Bayshore Survey Area. (2:00 p.m.)

THE ITEMS SHOWN BELOW WILL BE HEARD STARTING AT 4:00 P.M. AT THE SOUTHEAST COMMUNITY COLLEGE, 1800 OAKDALE AVENUE, SAN FRANCISCO, CALIFORNIA:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(b) Approval of Minutes: Regular Meetings, July 25 and August 1, 1995; Closed Session Meeting, August 1, 1995.

(c) Authorizing an extension of Exclusive Negotiations with the Jewish Museum San Francisco for the purchase and rehabilitation of the Jessie Street Substation located on Central Block One bounded by Market, Mission, Third and Fourth Streets (Parcel CB-1-JSS); Yerba Buena Center. (Resolution No. 172-95)

- (d) Authorizing a First Amendment to the Personal Services Contract with the Alfred Williams Consultancy in the amount of \$75,000 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area. (Resolution No. 173-95)
- (e) VOID
- (f) Authorizing a Third Amendment to the Personal Services Contract for Planning and Communications with Simon Martin-Vegue Winkelstein Moris in the amount of \$205,000; Hunters Point Shipyard Survey Area. (Resolution No. 174-95)
- (g) Authorizing a Letter Agreement in the amount of \$240,000 with the Department of City Planning for Master Planning Services and Environmental Review; Hunters Point Shipyard Survey Area. (Resolution No. 175-95)

Action taken: _____

REGULAR AGENDA

- (h) Status Report on the South Bayshore Redevelopment Survey Area:
 - 1) Agency Staff
 - 2) South Bayshore Community Development Corporation
- (i) Status Report on Hunters Point Shipyard Area.
- (j) Status Report on Economic Development:
 - 1) Service Providers:
 - a) Urban Economic Development Corporation
 - b) Young Community Developers
 - 2) Enterprise Community
- (k) Status Report on the Hunters Point Redevelopment Project Area:
 - 1) Agency-funded housing developments
 - 2) Other Agency-owned properties
- 4. Matters not appearing on Agenda
- 5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters.
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 1800 Oakdale Avenue, Southeast Community College, Facility Room, in San Francisco. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

PLEASE NOTE CHANGE OF MEETING LOCATION AND TIME:

August 22, 1995

2:00 P.M.

SOUTHEAST COMMUNITY COLLEGE
FACILITY ROOM
1800 OAKDALE AVENUE AT PHELPS STREET
SAN FRANCISCO, CALIFORNIA

DOCUMENTS DEPT.
AUG 17 1995
SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Site tour of the South Bayshore Redevelopment Survey Area.

THE ITEMS SHOWN BELOW WILL BE HEARD STARTING AT 4:00 P.M. AT THE SOUTHEAST COMMUNITY COLLEGE, 1800 OAKDALE AVENUE, SAN FRANCISCO, CALIFORNIA

- 2) Authorizing an extension of Exclusive Negotiations with the Jewish Museum San Francisco for the purchase and rehabilitation of the Jessie Street Substation on Central Block 1; Yerba Buena Center.
- 3) Authorizing a First Amendment to the Personal Services Contract with the Alfred Williams Consultancy, extending the contract for one year in the amount of \$75,000 for Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area.
- 4) Authorizing a First Amendment to the Personal Services Contract for Transportation Planning with Korve Engineering in the amount of \$200,000; Hunters Point Shipyard Survey Area.
- 5) Authorizing a Third Amendment to the Personal Services Contract for Planning and Communications with Simon Martin-Vegue Winkelstein Moris in the amount of \$205,000; Hunters Point Shipyard Survey Area.
- 6) Authorizing a Letter Agreement with the Department of City Planning in the amount of \$209,000 for Master Planning Services and Environmental Review; Hunters Point Shipyard Survey Area.
- 7) Status Report on the South Bayshore Redevelopment Survey Area:
 - (a) Agency Staff
 - (b) South Bayshore Community Development Corporation

8) Status Report on Hunters Point Shipyard Survey Area.

9) Status Report on Economic Development.

(a) Service Providers:

1) Urban Economic Development Corporation

2) Young Community Developers

(b) Enterprise Community

10) Status Report on the Hunters Point Redevelopment Project Area.

(a) Agency-funded housing developments

(b) Other Agency-owned properties

Prepared and mailed August 16, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 1800 Oakdale Avenue, Southeast Community College, Facility Room, in San Francisco. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102

AUG 24 1995

August 29, 1995

4:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

29/95

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a \$42,910 Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement with the National Task Force on AIDS Prevention through its Native American AIDS Project.
- 2) Authorizing a Personal Services Contract in an amount not to exceed \$50,700 with Hanscomb Associates, Inc. to provide cost estimating services for the construction of the Children's Center on the rooftop of the Moscone Convention Center; Yerba Buena Center.
- 3) Authorizing a \$232,000 Third Amendment to the Landscape Architectural Agreement with M. Paul Friedberg and Partners for services and expenses during the redesign of the Children's Garden; Yerba Buena Center.
- 4) Authorizing a \$468,000 Fourth Amendment to the Architectural Agreement with LDA Architects for services and expenses during the redesign of the Children's Center in Yerba Buena Gardens; Yerba Buena Center.
- 5) Authorizing a Regulatory and Grant Agreement in an amount not to exceed \$250,000 with Gabriela Apartments, Inc. in connection with the development of 29 affordable housing units at 7th and Natoma Streets; South of Market.
- 6) Authorizing the execution of a Purchase and Sale Contract with the Bank of America for property located at the corner of 10th and Market Streets; 10th and Market Redevelopment Project Area.

OVER

7) Closed Session:

- (i) Pursuant to Government Code Section 54956(a) concerning pending litigation with regard to Independent Housing Services vs. Fillmore Center et al.
- (ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed August 23, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

August 29, 1995
4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

2. Matters of Unfinished Business

3. Matters of New Business

DOCUMENTS DEPT.

AUG 25 1995

SAN FRANCISCO
PUBLIC LIBRARY

- (a) Authorizing a \$42,910 Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement with the National Task Force on AIDS Prevention through its Native American AIDS Project (Resolution No. 176-95)

Action taken: _____

- (b) Authorizing the Reinstatement of a \$1,700,000 Funding Commitment to Housing Development and Neighborhood Preservation Corporation in connection with the development of 29 affordable housing units at 7th and Natoma Streets, and increasing the commitment up to \$1,950,000 to fund the cost of toxic soil removal from the site; South of Market. (Resolution No. 177-95)

Action taken: _____

- (c) Authorizing a Personal Services Contract in an amount not to exceed \$50,700 with Hanscomb Associates, Inc. to provide cost estimating services for the construction of the Children's Center on the rooftop of the Moscone Convention Center; Yerba Buena Center. (Resolution No. 178-95)

Action taken: _____

- (d) Authorizing a \$232,000 Third Amendment to the Landscape Architectural Agreement with M. Paul Friedberg and Partners for services and expenses during the redesign of the Children's Garden; Yerba Buena Center. (Resolution No. 179-95)

Action taken: _____

- (e) Authorizing a \$468,000 Fourth Amendment to the Architectural Agreement with LDA Architects for services and expenses during the redesign of the Children's Center; Yerba Buena Center. (Resolution No. 180-95)

Action taken: _____

- (f) Authorizing the execution of a Purchase and Sale Agreement with the Bank of America for the parcel related to the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area. (Resolution No. 181-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on non-agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters.
9. Closed Session:
 - (i) Pursuant to Government Code Section 54956(a) concerning pending litigation with regard to Independent Housing Services vs. Fillmore Center et al.
 - (ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
THIRD FLOOR COMMISSION BOARD ROOM

TENTATIVE AGENDA

NOTE : QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY,
AT 749-2457

THERE WILL BE NO REGULARLY SCHEDULED COMMISSION MEETING ON
TUESDAY, SEPTEMBER 5, 1995

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON SEPTEMBER 12, 1995

DOCUMENTS DEPT.

SEP 01 1995

SAN FRANCISCO
PUBLIC LIBRARY

Prepared and mailed August 30, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 12, 1995
2:30 P.M.

DOCUMENTS DEPT.

SEP 08 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER FRIDAY 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

1. Mission Armory Tour (2:30 p.m.)

THE FOLLOWING ITEMS WILL BE HEARD STARTING AT 4:00 P.M.

2. Establishing permit and reservation regulations for parks under the jurisdiction of the Redevelopment Agency.
3. Authorizing a Fourth Amendment to Option to lease Real Property with the Port of San Francisco to extend the time to exercise the option for certain parcels related to the development of Phase II of South Beach Park; Rincon Point-South Beach.
4. Authorizing Larry Florin, Director of Project Development, to travel to Washington, D.C. September 18-19, 1995 to negotiate an agreement with the U.S. Department of Labor regarding the Treasure Island Job Corps Center.
5. Authorizing replacement Group Life and Accidental Death and Dismemberment Insurance Coverage.
6. Authorizing a Second Amendment to the Regulatory and Grant Agreement between the Agency and the Board of Trustees of the Glide Foundation, providing for the disbursement of \$145,000 of a previously approved grant of \$250,000 for predevelopment expenses related to the new construction of affordable housing at 333 Taylor Street, under the Citywide Tax Increment Housing Program.
7. Authorizing the Executive Director to execute a lease for a term of nine months with Caltrans for a portion of Site C-1 (The Gap office building parcel). Rincon Point-South Beach.

8. Authorizing the Executive Director to execute a sublease for a term of nine months with Kirk Sparks dba Aero Messenger Service for a portion of Site C-1 (The Gap office building parcel). Rincon Point-South Beach.
9. Authorizing the Executive Director to recommend legislation to the Board of Supervisors declaring a Mid-Market Survey Area.

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:00 P.M.

10. **PUBLIC HEARING** and authorizing variances for 1096 Eddy Street for parking, distances between buildings, side set back and land coverage requirements of the Redevelopment Plan for the Western Addition Redevelopment Project Area A-1.
11. Authorizing an Owner Participation Agreement with Eddy Street Apartments in connection with the property at 1096 Eddy Street; Western Addition A-1.
12. Authorizing a \$1,356,048 Grant and Regulatory Agreement with Eddy Street Apartments in connection with the purchase and development of 1096 Eddy Street in the Western Addition A-1 for affordable housing for the chronically mentally disabled as part of the Citywide Tax Increment Housing Program.
13. **PUBLIC HEARING** and granting a conditional use to allow dwelling units and granting variances modifying density and parking requirements for the residential development proposed by AMB Properties II on Parcel 3763-A located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
14. Conditionally approving the Schematic Design for the residential development proposed by AMB Properties II on Parcel 3763-A located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
15. Authorizing the issuance of a Request for proposals for the development of the parcel located at the southeast corner of Third and Mission Streets (Parcel EB-2A); Yerba Buena Center.
16. Authorizing a Second Amendment to the Disposition and Development Agreement with the San Francisco Housing Development Corporation regarding Parcel DD-2, located on the south side of Hudson Avenue near Whitney Young Circle; Hunters Point.
17. Authorizing an Agreement with the Chief Administrative Officer of the City and County of San Francisco for an amount not to exceed \$275,500 for assistance in the preparation of the Mid-Embarcadero Open Space and Land Use Study; Golden Gateway.
18. Authorizing a Personal Services Contract with Economic & Planning Systems, Inc. for an amount not to exceed \$160,000 related to the preparation of a development program for Blocks 202-203 as part of the Mid-Embarcadero Open Space Project; Golden Gateway.
19. Approving the Salary Resolution and Classification Study Findings.

20. Director's Report:

(a) Mission Armory Status Report.

21. Closed Session.

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed September 6, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 1800 Oakdale Avenue, Southeast Community College, Facility Room, in San Francisco. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SPECIAL MEETING NOTICE CONCERNING MID-MARKET STREET AREA



San Francisco Redevelopment Commission Meeting
4:00pm - Tuesday September 12
770 Golden Gate (at Gough)
Third Floor

On Tuesday, September 12 the San Francisco Redevelopment Commission will consider requesting the Board of Supervisors to declare a "Mid Market Survey Area" (map attached). The public is invited to attend and testify at this meeting.

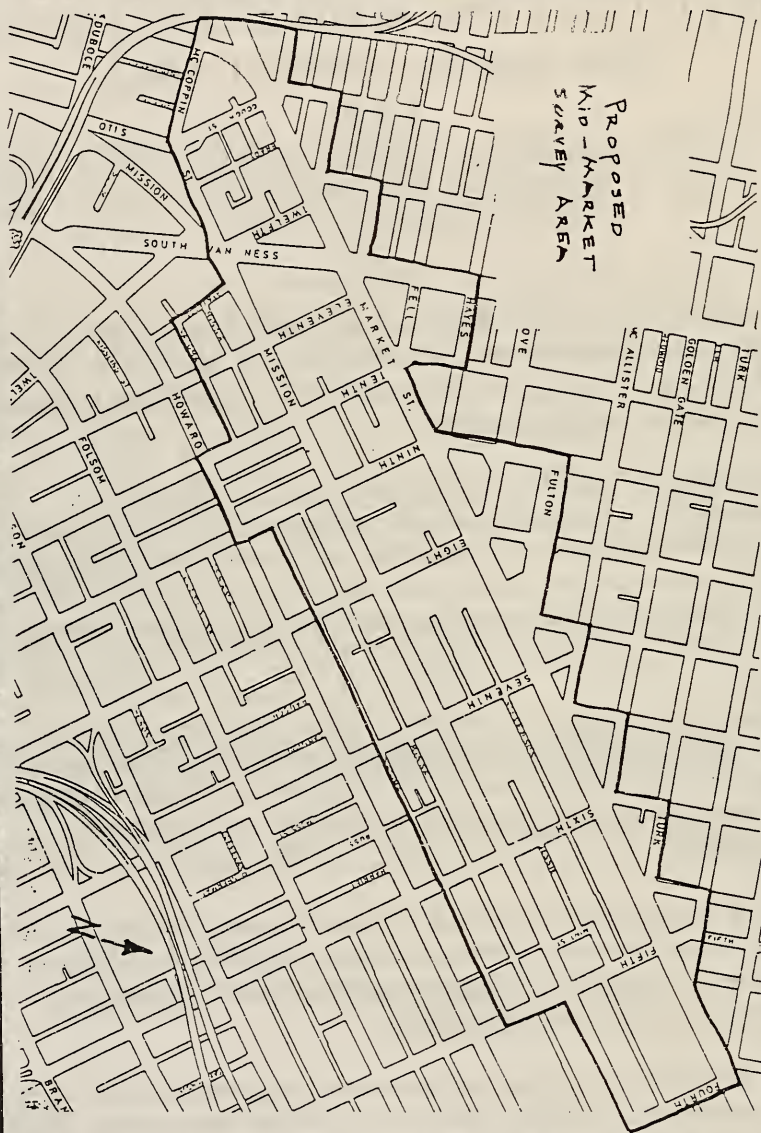
The declaration of a redevelopment "survey area" by the Board of Supervisors allows the Redevelopment Agency to begin collecting real estate, economic and demographic data about the survey area and to develop a plan for the Board to consider. Usually, this survey area, or portions of it, become a redevelopment "project area", where the work of redevelopment actually gets done.

Redevelopment is a means to eliminate physical or economic blight in a community by infusing it with economic opportunities which often include increased housing, business and retail development, tax incentives, facade improvement loans, improved community facilities, and infrastructure improvements.

It is up to the community involved, working with the Redevelopment Agency, to establish the guidelines and goals for their redevelopment project area. Therefore, community participation is welcomed and encouraged at every step of the process.

Again, the public is welcome and encouraged to attend the September 12 Redevelopment Commission Meeting. For further information, please phone Tom Cooper at the Redevelopment Agency at 749-2508.

PROPOSED
MID-MARKET
SURVEY AREA



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 12, 1995

2:30 P.M.

BUSINESS-SCIENCE
DOCUMENTS DEPT.

SEP 9 1995

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S" CARD (PROVIDED BY THE AGENCY SECRETARY) AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business
 - (a) Mission Armory Site Tour (2:30 p.m.) Southwest Corner of Mission and 14th Street

THE FOLLOWING ITEMS WILL BE HEARD STARTING AT 4:00 P.M.

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (b) Approval of Minutes: Regular Meetings, August 8, 15, 22 and 29, 1995;
Special Meetings, April 6 and July 7, 1995;
Closed Session Meetings, July 18 and 25 and August 8, 1995
- (c) Establishing permit and reservation regulations for parks under the jurisdiction of the Redevelopment Agency. (Resolution No. 182-95)

- (d) Authorizing a Fourth Amendment to Option to lease Real Property with the Port of San Francisco to extend the time to exercise the option for certain parcels related to the development of Phase II of South Beach Park; Rincon Point-South Beach Project Area. (Resolution No. 183-95)
- (e) Authorizing Larry Florin, Director of Project Development, to travel to Washington, D.C. September 18-19, 1995 to negotiate an agreement with the U.S. Department of Labor regarding the Treasure Island Job Corps Center. (Resolution No. 184-95)
- (f) Authorizing approval of Group Life and Optional Term Life and Accidental Death Dismemberment Insurance Coverage (AD&D) Replacement Coverages. (Resolution No. 185-95)
- (g) Authorizing the execution of a Second Amendment to Regulatory and Grant Agreement between the Agency and the Board of Trustees of the Glide Foundation, providing for the disbursement of \$145,000 of a previously approved grant of \$250,000 for predevelopment expenses related to the new construction of affordable housing at 333 Taylor Street, under the Citywide Tax Increment Housing Program. (Resolution No. 186-95)
- (h) Authorizing execution of a lease with the California Department of Transportation for a portion of Parcel C-1 in the Rincon Point Subarea of the Rincon Point - South Beach Redevelopment Project Area. (Resolution No. 187-95)
- (i) Authorizing execution of a sublease with Kirk Sparks d/b/a Aero Messenger Service for a portion of Parcel C-1 in the Rincon Point subarea of the Rincon Point - South Beach Redevelopment Project Area. (Resolution No. 188-95)

Action taken: _____

REGULAR AGENDA

- (j) Requesting the Board of Supervisors to designate and describe a Redevelopment Survey Area within the City and County of San Francisco pursuant to the California Redevelopment Law: Mid-Market Proposed Survey Area. (Resolution No. 189-95)

Action taken: _____

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:00 P.M.

- (k) Public Hearing to hear all persons interested in the variances for 1096 Eddy Street; Western Addition A-1.

Authorizing variances for 1096 Eddy Street for parking, distances between buildings, side set back and land coverage requirements of the Redevelopment Plan for the Western Addition A-1. (Resolution No. 190-95)

Action taken: _____

- (l) Authorizing an Owner Participation Agreement with Eddy Street Apartments, Inc., for the development of Lot 26 located at 1096 Eddy Street, the north side of Eddy Street between Gough and Laguna Streets; Western Addition A-1. (Resolution No. 191-95)

Action taken: _____

- (m) Authorizing a \$1,356,048 Grant and Regulatory Agreement with Eddy Street Apartments, Inc., for the purchase and development of Lot 26, located at 1096 Eddy Street, the north side of Eddy Street between Gough and Laguna Streets; Western Addition A-1, as part of the Citywide Tax Increment Housing Program. (Resolution No. 192-95)

Action taken: _____

- (n) Public Hearing to hear all persons interested in granting a conditional use and variances modifying density and parking requirements. Yerba Buena Center

Granting a conditional use to allow dwelling units and granting variances modifying density and parking requirements for the residential development proposed by AMB Properties II on Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 193-95)

Action taken: _____

- (o) Conditionally approving the Schematic Design drawings for the residential development proposed by AMB Properties II on Parcel 3763-A located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 194-95)

Action taken: _____

- (p) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Parcel EB-2A, the southeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 195-95)

Action taken: _____

- (q) Authorizing a Second Amendment to the Disposition and Development Agreement with the San Francisco Housing Development Corporation regarding the development of Site DD-2, located on the south side of Hudson Avenue near Whitney Young Circle; Hunters Point. (Resolution No. 196-95)

Action taken: _____

- (r) Authorizing an Agreement to retain the Chief Administrative Office of the City and County of San Francisco for an amount not to exceed \$275,500 for assistance in the preparation of the Mid-Embarcadero Open Space and Land Use Study; Golden Gateway Project Area. (Resolution No. 197-95)

Action taken: _____

- (s) Authorizing a Personal Services Contract with Economic & Planning Systems, Inc. for an amount not to exceed \$160,000 related to the preparation of a development program for Blocks 202-203 as part of the Mid-Embarcadero Open Space Project; Golden Gateway Project Area. (Resolution No. 198-95)

Action taken: _____

- (t) Establishing Classifications of positions and Compensation for the Agency Staff and establishing the authority for Appointment To and Vacation From positions under said classifications and other matters. (Resolution No. 199-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director:
 - (a) Mission Armory Status Report.
8. Commissioners' Questions and Matters
9. Closed Session.

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 1800 Oakdale Avenue, Southeast Community College, Facility Room, in San Francisco. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

SEP 15 1995

September 19, 1995

4:00 p.m.

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a First Amendment to the Personal Services Contract with Korve Engineering in the amount of \$125,000; Hunters Point Shipyard Survey Area..
- 2) Authorizing a Letter Agreement with Mayor's Office of Community Development regarding shared personnel.
- 3) Authorizing Kofi Bonner, Deputy Executive Director, to attend the ULI Seminar on Developing Urban Entertainment Destinations in Los Angeles, California, October 26-27, 1995, at a cost not to exceed \$1,500.
- 4) Resolution of the Redevelopment Agency of the City and County of San Francisco declaring it the official policy of the merged South of Market and Golden Gateway Redevelopment Areas to utilize 50 percent of tax increment in these areas for the purpose of assisting in the creation of affordable housing.
- 5) **Public Hearing** and authorizing a Land Disposition Agreement with Hampshire Limited Liability Company for the purchase and development of the parcel located at the northeast corner of Third and Howard Streets (Parcel EB-2C); Yerba Buena Center.
- 6) Authorizing a \$210,000 Construction Contract with L.C. Electric, Inc. for installation of additional electronic security measures at Yerba Buena Gardens; Yerba Buena Center.
- 7) Authorizing a \$82,900 Construction Contract with Golden Bay Fence Plus Iron Works, Inc. to provide movable security barriers for Yerba Buena Gardens; Yerba Buena Center.
- 8) Authorizing a \$168,000 Construction Contract with Seto's Construction Company for installation of a freight lift and related work at the Esplanade; Yerba Buena Center.
- 9) Presentation on the Lower Fillmore Revitalization Project.; Western Addition A-1 and A-2.

- 10) Awarding a Professional Services Contract for \$36,000 to Abrams Associates to provide transportation and parking analysis for the Lower Fillmore Revitalization Project; Western Addition A-2.
 - 11) Authorizing the issuance of \$17,000,000 Multifamily Revenue Refunding Bonds for Webster Tower and Terrace (Cathedral Hill Plaza West); Western Addition A-2.
 - 12) Authorizing an amendment of the Bond Resolution for Northridge Homes, providing findings with respect to disability access; Hunters Point.
 - 13) Presentation on the Central Freeway Area Wide Traffic Study - Department of Parking and Traffic/Wilbur Smith Associates. **(THIS ITEM WILL NOT BE HEARD BEFORE 5:00 P.M.)**
 - 14) Closed Session:
 - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (a) San Francisco Naval Shipyard and Naval Station Treasure Island with the United States Navy.
 - (b) Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets in the Western Addition A-2 with Fillmore Renaissance Associates.
 - (ii) Pursuant to Government Code 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.
-

Prepared and mailed September 13, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 19, 1995
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Personal Services Contract for Transportation Planning with Korve Engineering in the amount of \$125,000; Hunters Point Shipyard Survey Area. (Resolution No. 200-95)
- (b) Authorizing a Letter Agreement with the Mayor's Office of Community Development to provide the services of an Agency Employee in connection with the Administration and Implementation of City and Agency Business Loan Programs. (Resolution No. 201-95)
- (c) Authorizing Kofi S. Bonner, Deputy Executive Director of Program and Project Management, to travel to Los Angeles, October 26-27, 1995 to attend the Urban Land Institute (ULI) Seminar regarding Developing Urban Entertainment Destinations at a cost not to exceed \$1,500. (Resolution No. 202-95)

Action taken: _____

REGULAR AGENDA

- (d) Resolution of the Redevelopment Agency of the City and County of San Francisco declaring it the official policy of the merged South of Market and Golden Gateway Redevelopment Areas to utilize 50 percent of tax increment in these areas for the purpose of assisting in the creation of affordable housing. (Resolution No. 203-95)

Action taken: _____

- (e) Public Hearing to hear all persons interested in a Land Disposition Agreement for the parcel located at the northeast corner of Third and Howard Streets; Yerba Buena Center.

Authorizing an Agreement for Disposition of Land for Private Development with Hampshire Limited Liability Company for the purchase and development of Parcel EB-2C located on the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 204-95)

Action taken: _____

- (f) Authorizing a \$210,000 Construction Contract with L.C. Electric, Inc. for installation of additional electronic security measures at Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 205-95).

Action taken: _____

- (g) Authorizing a \$82,900 Construction Contract with Golden Bay Fence Plus Iron Works, Inc. to provide movable security barriers for Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 206-95)

Action taken: _____

- (h) Authorizing a \$168,800 Construction Contract to Seto's Construction Company for installation of a freight lift and related work at the Esplanade; Yerba Buena Center. (Resolution No. 207-95).

Action taken: _____

- (i) Presentation on the Lower Fillmore Revitalization Project; Western Addition A-1 and A-2.
- (j) Authorization to enter into a Personal Services Contract with Abrams Associates in an amount not to exceed \$36,000 for the provision of Traffic Circulation and Parking Analyses for the Lower Fillmore Revitalization Project; Western Addition A-1 and A-2. (Resolution No. 208-95)

Action taken: _____

- (k) Authorizing the issuance of \$17,000,000 Redevelopment Agency of the City and County of San Francisco Multifamily Housing Revenue Refunding Bonds (Webster Tower and Terrace) 1995 Issue A; Western Addition A-2. (Resolution No. 209-95)

Action taken: _____

- (l) Authorizing the issuance of not to exceed \$50,000,000 Redevelopment Agency of the City and County of San Francisco Mortgage Revenue Refunding Bonds (FHA Insured Mortgage Loan Northridge Cooperative Homes, Section 8 Assisted Project); Hunters Point . (Resolution 210-95)

Action taken: _____

- (m) Presentation on the Central Freeway Area Wide Traffic Study - Department of Parking and Traffic/Wilbur Smith Associates. **(THIS ITEM WILL NOT BE HEARD BEFORE 5:00 P.M.)**

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director:

(a) South Beach Park Dedication Event; Rincon Point-South Beach.

8. Commissioners' Questions and Matters.

9. Closed Session:

- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:

(a) San Francisco Naval Shipyard and Naval Station Treasure Island with the United States Navy.

(b) Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets in the Western Addition A-2 with Fillmore Renaissance Associates.

- (ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

NAVAL STATION TREASURE ISLAND SAN FRANCISCO
BUILDING #271 AVENUE OF THE PALMS

September 26, 1995
12:00 P.M.

TENTATIVE AGENDA

NOTE: THIS MEETING WILL BE HELD AT NAVAL STATION TREASURE ISLAND SAN FRANCISCO AT THE CASA DEL LA VISTA, BUILDING #271, AVENUE OF THE PALMS

1. Recognition of a Quorum.
2. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing:
 - (a) The role of the Commissioner in the Planning Process.
4. Closed Session: Pursuant to Government Code Section 54957 on Personnel with respect to the position of the Executive Director.
5. Adjournment.

DOCUMENTS DEPT.

SEP 22 1995

SAN FRANCISCO
PUBLIC LIBRARY

Prepared and mailed September 20, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Naval Station Treasure Island San Francisco at the Casa De La Vista, Building #271, Avenue of the Palms. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

NAVAL STATION TREASURE ISLAND SAN FRANCISCO
BUILDING #271 AVENUE OF THE PALMS

September 26, 1995
12:00 P.M.

AGENDA

SEPTEMBER 26, 1995

12:00 P.M.

DOCUMENTS DEPT.
SEP 22 1995
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS MEETING WILL BE HELD AT NAVAL STATION TREASURE ISLAND SAN FRANCISCO AT THE CASA DEL LA VISTA, BUILDING #271, AVENUE OF THE PALMS

1. Recognition of a Quorum.
2. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing:
 - (a) The role of the Commissioner in the Planning Process.
4. Closed Session: Pursuant to Government Code Section 54957 on Personnel with respect to the position of the Executive Director.
5. Adjournment.

Prepared and mailed September 22, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Naval Station Treasure Island San Francisco at the Casa De La Vista, Building #271, Avenue of the Palms. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

October 3, 1995
2:00 p.m.

PLEASE NOTE TIME CHANGE TO 2:00 P.M.

TENTATIVE AGENDA

DOCUMENTS DEPT.

SEP 29 1995

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Second Amendment to the Agreement for Disposition of Land for Subsidized Private Housing Redevelopment with Tenants and Owners Development Corporation for the parcel located at 240 Fourth Street (Parcel 3733-A); Yerba Buena Center.
- 2) Authorizing a Grant Agreement for \$25,000 with the Yerba Buena Alliance; Yerba Buena Center.
- 3) Authorizing a Third Amendment to the Professional Services Contract with Terry A. Hayes Associates for the preparation of an Environmental Impact Report which expands the Scope of Services, increases the contract by an amount not to exceed \$19,600, and extends the time of performance; South of Market.
- 4) Commending and expressing appreciation to Gary Kitahata for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.
- 5) Presentation of Alternatives related to the Mid-Embarcadero/Terminal Separator Structure Replacement Project by the Waterfront Transportation Projects Office of the Chief Administrative Officer and adopting an Advisory Recommendation on a Preferred Alternative; Golden Gateway/Transbay Terminal.
- 6) **Public Hearing** and authorizing a Disposition and Development Agreement with AMB Properties II for the purchase and development of Parcel 3763-A located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 7) Authorizing a Grant Agreement for \$300,000 with Yerba Buena Gardens Studio for Technology and the Arts; Yerba Buena Center.
- 8) Authorizing an Owner Participation Agreement with Donald and Theresa Brooks for the development of Lot 2 in Assessor's Block 3774, Site F-2 (540 Delancey Street, located at the northwest corner of Federal and Delancey Streets); Rincon Point-South Beach.

- 9) Approving the Basic Concept Design for the development of Lot 2 in Assessor's Block 3774, Site F-2 (540 Delancey Street, located at the northwest corner of Federal and Delancey Streets); Rincon Point-South Beach.
 - 10) Authorizing a First Amendment of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$213,105 in connection with the San Francisco AIDS Foundation.
 - 11) Authorizing an Amendment to the Regulatory and Grant Agreement with Artspace Development Corporation in connection with the development of live-work units located at 1695 18th Street for low income arts as part of the Citywide Tax Increment Housing Program.
 - 12) Authorizing the Amendment of a loan to Housing Development and Neighborhood Preservation Corporation in connection with the development of affordable first time ownership units for low income families at 101 Valencia Street as part of the Citywide Tax Increment Housing Program.
 - 13) Authorizing an interim lease with the Navy for Building No. 606 at the Hunters Point Naval Shipyard.
 - 14) Authorizing a sublease between the Agency and Astoria Metal for Building No. 606 at the Hunters Point Naval Shipyard.
 - 15) Closed Session:
 - (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator on price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (a) San Francisco Naval Shipyard with the United States Navy.
 - (b) southeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center with the Jewish Museum.
 - (ii) Pursuant to Government Code 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.
-

Prepared and mailed September 27, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

BUSINESS-SCIENCE
DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

SEP 29 1995

DATE: October 3, 1995
TIME: 2:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

PLEASE NOTE TIME CHANGE TO 2:00 P.M.

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Agreement for Disposition of Land for Subsidized Private Housing Redevelopment with Tenants and Owners Development Corporation regarding the property at 240 Fourth Street (Parcel 3733-A); Yerba Buena Center, (Resolution No. 211-95)
- (b) Authorizing a Grant Agreement for \$25,000 with Yerba Buena Alliance; Yerba Buena Center. (Resolution No. 212-95)

- (c) Authorizing a Third Amendment to the Professional Services Contract with Terry A. Hayes Associates for the preparation of an Environmental Impact Report which expands the Scope of Services, increases the contract by an amount not to exceed \$26,000, and extends the time of performance; South of Market. (Resolution No. 213-95)

Action taken: _____

REGULAR AGENDA

- (d) Commending and expressing appreciation to Gary Kitahata for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 214-95)

Action taken: _____

- (e) Presentation of Alternatives related to the Mid-Embarcadero/Terminal Separator Structure Replacement Project by the Waterfront Transportation Projects Office of the Chief Administrative Officer and adopting an Advisory Recommendation on a Preferred Alternative related to the Mid-Embarcadero/Terminal Separator Structure Project; Golden Gateway/Transbay Terminal. (Resolution No. 215-95)

Action taken: _____

- (f) Public Hearing to hear all persons interested in a Disposition and Development Agreement for the parcel located at the southeasterly corner of Third and Harrison Streets; Yerba Buena Center.

Authorizing a Disposition and Development Agreement with AMB Properties II for the purchase and development of Parcel 3763-A located at the southeasterly corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 216-95)

Action taken: _____

- (g) Authorizing a Grant Agreement for \$300,000 with Yerba Buena Gardens Studio for Technology and the Arts; Yerba Buena Center. (Resolution No. 217-95)

Action taken: _____

- (h) Authorizing an Owner Participation Agreement with Donald and Theresa Brooks for the development of Lot 2 in Assessor's Block 3774, Site F-2 (540 Delancey Street, located at the northwest corner of Federal and Delancey Streets); Rincon Point-South Beach. (Resolution No. 218-95)

Action taken: _____

- (i) Approving the Basic Concept Design for the development of Lot 2 in Assessor's Block 3774, Site F-2 (540 Delancey Street, located at the northwest corner of Federal and Delancey Streets); Rincon Point-South Beach. (Resolution No. 219-95)

Action taken: _____

- (j) Authorizing a First Amendment of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$213,105 in connection with the San Francisco AIDS Foundation. (Resolution No. 220-95)

Action taken: _____

- (k) Authorizing an Amendment to the Regulatory and Grant Agreement with Artspace Development Corporation in connection with the development of live-work units located at 1695 18th Street for low income artists as part of the Citywide Tax Increment Housing Program. (Resolution No. 221-95)

Action taken: _____

- (l) Authorizing a Loan Amendment and Grant Amendment with Housing Development and Neighborhood Preservation Corporation for the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 222-95)

Action taken: _____

- (m) Authorizing an interim lease with the Navy for Building No. 606 at the Hunters Point Naval Shipyard. (Resolution No. 223-95)

Action taken: _____

- (n) Authorizing a sublease between the Agency and Astoria Metal for Building No. 606 at the Hunters Point Naval Shipyard. (Resolution No. 224-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session:

- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and entities the Agency may negotiate with are:
 - (a) San Francisco Naval Shipyard with the United States Navy.
 - (b) north side of Mission Street between Third and Fourth Streets in Yerba Buena Center with the Jewish Museum.
- (ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



5 /
195 eled
SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

OCT 06 1995

SAN FRANCISCO
PUBLIC LIBRARY

///
TENTATIVE AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO REGULAR LY SCHEDULED COMMISSION MEETING ON
TUESDAY, OCTOBER 10, 1995

THE NEXT REGULAR MEETING WILL BE HELD ON
OCTOBER 17, 1995

Prepared and mailed October 4, 1995

35

3

1/16/95

ccial

DOCUMENTS SEPT.

OCT 13 1995

SAN FRANCISCO

PUBLIC WORKS

CALL AND NOTICE OF SPECIAL MEETING

OF THE

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF

SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held at 9:00 a.m. on the 16th day of October, 1995, in the rear of the Jessie Street Substation at the west end of Stevenson Street off of Third Street, San Francisco, CA 94103 in connection with Agency Parcel CB-1, Jessie Street Substation, in the Yerba Buena Center Approved Redevelopment Project Area. This Special Meeting is being held to view the possible design impacts of the plans under consideration by the Jewish Museum for the Jessie Street Substation.

Estelle Crawford
Estelle Crawford
Acting Agency Secretary

Dated October 11, 1995

BLOCK 3706



SITE

PROPOSED EXPANSION

Yerba Buena Center
Parcel CB-1-JSS

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

OCT 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

October 17, 1995

4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Commending and expressing appreciation to Gary Kitahata for his outstanding service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.
(Continued from the meeting of October 3, 1995)
- 2) Adopting an Advisory Recommendation on a Preferred Alternative related to the Mid Embarcadero/Terminal Separator Structure Project; Golden Gateway/Transbay Terminal.
(Continued from the meeting of October 3, 1995)
- 3) Authorizing a \$42,000 Residential Repair Contract with Sun Construction to complete repairs on the Agency-owned condominium unit located at 1412 Golden Gate Avenue; Western Addition A-2.
- 4) **Public Hearing** and approval of the conveyance of Agency-owned land located at 479 Natoma Street through a Disposition and Development Agreement to Asian, Inc.; South of Market.
- 5) Approval of final proposed boundaries for Mid-Market Survey Area.
- 6) Authorizing a First Amendment to the Turner Construction Company Contract for Construction Management Services, in an amount not to exceed \$275,000, during the redesign and rebid phase for the Children's Center on Central Block 3; Yerba Buena Center.
- 7) Workshop on design considerations of The Jewish Museum San Francisco in connection with a portion of the Jessie Street Substation Parcel; Yerba Buena Center.

8) Closed Session:

Pursuant to Government Code 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

Prepared and mailed October 11, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

5
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 17, 1995
TIME: 4:00 P.M.

A G E N D A

17/95
ative
DOCUMENTS DEPT
OCT 14 1995
SAN FRANCISCO
PUBLIC LIBRARY

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
 - (a) Commending and expressing appreciation to Gary Kitahata for his outstanding service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 214-95) **(Continued from the meeting of October 3, 1995)**
 - (b) Adopting an Advisory Recommendation on a Preferred Alternative related to the Mid Embarcadero/Terminal Separator Structure Project; Golden Gateway/Transbay Terminal. (Resolution No. 215-95) **(Continued from the meeting of October 3, 1995)**

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, September 12 and 19, 1995.

- (b) Authorizing a \$42,000 Residential Repair Contract with Sun Construction to complete repairs on the Agency-owned condominium unit located at 1412 Golden Gate Avenue; Western Addition A-2. (Resolution. No. 226-95)

Action taken: _____

REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the conveyance of 479 Natoma Street; South of Market.

Authorizing a Disposition and Development Agreement (DDA) with Asian, Inc. for the conveyance of Redevelopment Agency-owned land at 479 Natoma Street; South of Market. (Resolution No. 227-95)

Action taken: _____

- (d) Approving Basic Concept and Schematic Drawings associated with development of the 479 Natoma Street Site; South of Market. (Resolution No. 228-95)
- (e) Establishing boundaries for the Mid-Market Survey Area to be proposed to the Board of Supervisors. (Resolution No. 229-95)

Action taken: _____

- (f) Authorizing a First Amendment to the Turner Construction Company Contract for Construction Management Services, in an amount not to exceed \$275,000, during the redesign and rebid phase for the Children's Center on Central Block 3; Yerba Buena Center. (Resolution No. 230-95)

Action taken: _____

- (g) Workshop on design considerations of The Jewish Museum San Francisco in connection with a portion of the Jessie Street Substation Parcel; Yerba Buena Center.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session:

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SF
35
10/18/95
Special

///
CALL AND NOTICE OF SPECIAL MEETING

OF THE

//
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF

/
SAN FRANCISCO

DOCUMENTS DEPT.

OCT 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE
IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of
the City and County of San Francisco will be held at 5:00 p.m. on the 18th day
of October, 1995 at the I-Max in the Pictorium of Great America at 2401 Agnew
Road, Santa Clara, CA 95054 in connection with Agency Parcel CB-2 in the
Yerba Buena Center Approved Redevelopment Project Area. This Special
Meeting is being held in the County of San Mateo, which is outside the
County of San Francisco, to view personal property (film) that is not available
for inspection within the County of San Francisco.


Estelle Crawford
Acting Agency Secretary

Date: October 11, 1995

SF
R35
#3
0/19/95
Special

DOCUMENTS DEPT.

OCT. 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

CALL AND NOTICE OF SPECIAL MEETING
OF THE
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF
SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY NOTICE
IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of
the City and County of San Francisco will be held in Room 404 at 401 Van
Ness Avenue, San Francisco, California at 1:30 o'clock p.m. on the 19th day of
October, 1995 for the purpose of holding a joint informational meeting with
the City Planning Commission for the purpose of joint presentations by the
Joint Powers Boards and the City's studies of the Transbay Terminal Area.


Estelle Crawford

Acting Agency Secretary

Date: October 11, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE

OCT 20 1995

October 24, 1995

SAN FRANCISCO, CA 94102

4:00 p.m.

THIRD FLOOR COMMISSION BOARD ROOM

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

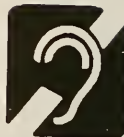
NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Predevelopment Loan Agreement with McCormack Baron & Associates in an amount not to exceed \$772,000 for the development of low income housing to replace the Hayes Valley Public Housing Project bounded by Hayes, Buchanan, Fell and Webster Streets as part of the Citywide Tax Increment Housing Program.
- 2) Authorizing a funding commitment not to exceed \$944,036 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with the Black Coalition on AIDS for the development of a 12-bed transitional housing facility for people with HIV/AIDS located at 1761 Turk Street.
- 3) Authorizing the issuance of a Request for Proposals regarding a Public Offering for rehabilitation of 1881 Bush Street (Parcel 674-F) and the development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets (Parcel 674-C) and approving advertising expenses: Western Addition A-2.
- 4) Authorizing a Personal Services Contract with Wallace Roberts & Todd in an amount not to exceed \$48,250 to provide consultant services for the design of the street improvements along Fillmore Street between Geary Boulevard and Turk Street; Western Addition A-2.
- 5) Authorizing a Sixth Amendment to the Agreement for Disposition of Land and Improvements for Private Development (to change the permitted uses) with Fillmore Renaissance Associates, L.P. concerning Disposition Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 6) Authorizing the Executive Director to request a Budget Amendment in the amount of \$350,000 from the Board of Supervisors for purposes of accomplishing the first year work for the Mid-Market Survey Area.
- 7) Authorizing an increase in Employer Contributions to the Public Employees Retirement System.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 24 1995
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

OCT 20 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an increase in Employer Contributions to the Public Employees Retirement System (PERS) (Resolution No. 231-95)
- (b) Authorizing a First Amendment to the Disposition and Development Agreement with AMB Properties II, L.P. for Parcel 3763-A located at the southeasterly corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 232-95)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Predevelopment Loan Agreement with Hayes Valley Apartments Limited Partnership, not to exceed \$773,257, for the development of non-profit owned and operated low and moderate income housing to replace public housing on two sites at the corners of Haight and Webster Streets and Fell and Webster Streets as part of the Citywide Tax Increment Housing Program. (Resolution No. 233-95)

Action taken: _____

- (d) Authorizing a funding commitment not to exceed \$944,036 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with the Black Coalition on AIDS for the development of a 12-bed transitional housing facility for people with HIV/AIDS located at 1761 Turk Street.. (Resolution No. 234-95)

Action taken: _____

- (e) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Parcel 674-C, the southeast corner of Bush and Laguna Streets and the purchase and rehabilitation of Parcel 674-F, 1881 Bush Street; Western Addition A-2. (Resolution No: 235-95)

Action taken: _____

- (f) Void

- (g) Public Hearing to hear all persons interested in the change in permitted uses in the development of Parcel 732-A; Western Addition A-2.

Authorizing a Sixth Amendment to the Agreement for Disposition of Land and Improvements for Private Development with Fillmore Renaissance Associates, L.P. to change the permitted uses in the development of Parcel 732-A (located at the northeast corner of Fillmore and Eddy Streets); Western Addition A-2. (Resolution No. 236-95)

Action taken: _____

- (h) Approving an Amendment to the Agency's Fiscal Year 1995-96 Budget in the amount of \$225,000 for purposes of accomplishing the first six months work for the Mid-Market Survey Area and requesting the Board of Supervisors to approve the amendment and the issuance of Bonds to finance the Amendment; Mid-Market Survey Area. (Resolution No. 237-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President

(a) Asian Art Museum Press Conference, October 19, 1995

(b) IMAX Visit, October 18, 1995

(c) Meeting with Mayor Jordan, October 23, 1995

7. Report of the Executive Director.

8.. Commissioners' Questions and Matters

9. Closed Session:

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



35
3
26/95
Special
Report
Schedule

Primo scheduled for
10/19/95

October, 1995

Acting Agency Secretary

Date: October 12, 1995

DOCUMENTS DEPT.
OCT 16 1995
SAN FRANCISCO
PUBLIC LIBRARY

35
3
31/95
4
7/95
anceled

11

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

OCT 26 1995

SAN FRANCISCO
PUBLIC LIBRARY

111

TENTATIVE AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO REGULAR LY SCHEDULED COMMISSION MEETING ON
OCTOBER 31 OR NOVEMBER 7, 1995

THE NEXT REGULAR MEETING WILL BE HELD AT
THE CENTER FOR THE ARTS IN YERBA BUENA GARDENS
701 MISSION STREET, SAN FRANCISCO, CALIFORNIA ON
TUESDAY, NOVEMBER 14, 1995

Prepared and mailed October 25, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

NOTE CHANGE OF MEETING LOCATION :

November 14, 1995

3:00 p.m.

CENTER FOR THE ARTS AT YERBA BUENA GARDENS
THE MEDIA SCREENING ROOM
2ND FLOOR OF GALLERIES AND FORUM BUILDING
701 MISSION STREET
SAN FRANCISCO, CALIFORNIA

DOCUMENTS DEPT.

NOV 09 1995

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY. AT 749-2457.

- 1) Tour of Yerba Buena Center for the Arts Galleries and Theater (3:00 p.m.)

THE FOLLOWING ITEMS WILL BE HEARD STARTING AT 4:00 P.M.

- 2) Authorizing a First Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers Local 21 effective July 1, 1995 through June 30, 1997.
- 3) Authorizing a First Amendment to the Memorandum of Agreement with United Public Employees Local 790 effective July 1, 1995 through June 30, 1997.
- 4) Authorizing a Consulting Agreement with Wes Willoughby in an amount not to exceed \$46,500.
- 5) Ratification of travel for Clifford Graves, Executive Director, and Larry Florin, Director of Project Development for travel to Washington, D.C., November 8-9, 1995, at a cost not to exceed \$3,000, to negotiate an agreement with the U.S. Department of Labor and Navy regarding the Treasure Island Job Corp Center.
- 6) Commending and expressing appreciation to Cynthia Choy Ong for her outstanding service during a difficult transitional period in the history of the Redevelopment Agency of the City and County of San Francisco.
- 7) Approving a license from the United States Navy to the Agency to use Building No. 2 at the Naval Station Treasure Island.
- 8) Approving a sublicense from the Redevelopment Agency of the City and County of San Francisco to Off-duty Productions to use Hangar No. 2 for \$8,500 at Naval Station Treasure Island.

- 9) Authorizing a First Amendment to Salary Resolution No. 199-95.
- 10) SONY Presentation regarding the Retail/Entertainment Complex in Yerba Buena Gardens, located between the west edge of the Esplanade and Fourth Street: Yerba Buena Center.
- 11) Authorizing a Third Amendment to the Land Disposition and Development Agreement with Yerba Buena Retail Partners, L.P., regarding the CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets, to permit a Master Sublease to one Subtenant and to modify the schedule of performance; Yerba Buena Center.
- 12) **Public Hearing** and authorizing a Disposition and Development Agreement and form of ground lease with Yerba Buena Retail Partners, LTD., for the lease and development of Parcel 3706-MSC located between Market and Mission Streets and Third and Fourth Streets: Yerba Buena Center.
- 13) **Public Hearing** and authorizing a Disposition and Development Agreement with the Jewish Museum San Francisco, for the purchase and development of Parcel CB-1-JSS, located on Central Block One bounded by Market, Mission, Third and Fourth Streets: Yerba Buena Center.
- 14) Recommending to the Joint Powers Board and Board of Supervisors that the Main/Beale Bus Terminal alternative with CalTrain underground at the Transbay site (Alternative 5) (1) be selected as the preferred alternative for the Transbay Area Plan and (2) be designated the locally preferred alternative for the purpose of the Joint Powers Board CalTrain Extension Environmental Impact Study.
- 15) Director's Report
- (a) San Francisco Hearing of the Senate Select Committee on Defense Base Closures and Reuse (October 30, 1995)
 - (b) Report on the meeting in Washington on November 9, 1995, regarding Job Corp.
 - (c) Report on the Board of Supervisors' action on the proposed Golden Gateway/South of Market Merger.

16) Closed Session

Prepared and mailed November 8, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Center for the Arts at Yerba Buena Gardens, the Media Screening Room, 2nd Floor of the Galleries and Forum Building, 701 Mission Street, San Francisco. The nearest accessible BART Station is the Montgomery Street stop. Accessible MUNI Lines serving this location are: (a) on Market Street - 31 Balboa, 71 Noriega, 9 San Bruno; Muni Metro, which stops at Powell Street and Montgomery Street; (b) on Mission Street - 14 or 14L Mission. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the Yerba Buena Gardens Garage at Fifth and Mission Streets.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

PLEASE NOTE CHANGE OF LOCATION:

DATE: ~~November 14, 1995~~

TIME: 3:00 P.M.

CENTER FOR THE ARTS AT YERBA BUENA GARDENS
THE MEDIA SCREENING ROOM
2ND FLOOR OF GALLERIES AND FORUM BUILDING
701 MISSION STREET
SAN FRANCISCO, CALIFORNIA

DOCUMENTS DEPT.

NOV 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

(a) TOUR OF YERBA BUENA CENTER FOR THE ARTS GALLERIES AND THEATER (3:00 p.m.)

2. Matters of Unfinished Business

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

THE FOLLOWING ITEMS WILL BE HEARD STARTING AT 4:00 P.M.

- (a) Authorizing a First Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers Local 21 effective July 1, 1995 through June 30, 1997. (Resolution No. 238-95)
- (b) Authorizing a First Amendment to the Memorandum of Agreement with United Public Employees Local 790 effective July 1, 1995 through June 30, 1997. (Resolution No. 239-95)
- (c) Authorizing a Consulting Agreement with Wes Willoughby in an amount not to exceed \$46,500. (Resolution No. 240-95)

- (d) Ratification of travel for Clifford Graves, Executive Director, and Larry Florin, Director of Project Development for travel to Washington, D.C., November 8-9, 1995, at a cost not to exceed \$3,000, to negotiate an agreement with the U.S. Department of Labor regarding the Treasure Island Job Corps Center. (Resolution No. 241-95)
- (e) Recognizing as President and commending and expressing appreciation to Cynthia Choy Ong for her outstanding service during a difficult transitional period in the history of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 242-95)
- (f) Accepting conveyance of and approving a license from the United States Navy to the Agency for Building No. 2 at the Naval Station Treasure Island. (Resolution No. 243-95)
- (g) Approving a sublicense from the Redevelopment Agency of the City and County of San Francisco to Off-duty Productions for Hangar No. 2 for \$8,500 at Naval Station Treasure Island. (Resolution No. 244-95)
- (h) Authorizing a First Amendment to Salary Resolution No. 199-95. (Resolution No. 245-95)

Action taken: _____

REGULAR AGENDA

- (i) SONY Presentation regarding the Entertainment/Retail Complex in Yerba Buena Gardens, located between the west edge of the Esplanade and Fourth Street; Yerba Buena Center.

Action taken: _____

- (j) Authorizing a Third Amendment to the Land Disposition and Development Agreement with Yerba Buena Retail Partners, L.P., regarding the CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets, to permit a Master Sublease to one subtenant and to modify the schedule of performance; Yerba Buena Center. (Resolution No. 246-95)

Action taken: _____

- (k) **Public Hearing** to hear all persons interested in a Disposition and Development Agreement and form of ground lease for Parcel 3706-MS; Yerba Buena Center

Authorizing a Disposition and Development Agreement and form of ground lease with Yerba Buena Retail Partners, L.P., for the lease and development of Parcel 3706-MS, located between Market and Mission Streets and Third and Fourth Streets; Yerba Buena Center. (Resolution No. 247-95)

Action taken: _____

- (l) **Public Hearing** to hear all persons interested in a Disposition and Development Agreement for the purchase and development of Parcel CB-1-JSS; Yerba Buena Center

Authorizing a Disposition and Development Agreement with the Jewish Museum San Francisco for the purchase and development of Parcel CB-1-JSS, located on Central Block One bounded by Market, Mission, Third and Fourth Streets; Yerba Buena Center. (Resolution No. 248-95)

Action taken: _____

- (m) Recommending to the Joint Powers Board and Board of Supervisors that the Main/Beale Bus Terminal alternative with CalTrain underground at the Transbay Site be selected as the preferred alternative for the Transbay Area Plan and be designated the locally preferred alternative for the purpose of the Joint Powers Board CalTrain Extension Environmental Impact Study. (Resolution No. 249-95)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director.
 - (a) San Francisco Hearing of the Senate Select Committee on Defense Base Closures and Reuse (October 30, 1995)
 - (b) Report on the meeting in Washington on November 9, 1995, regarding Job Corp.
 - (c) Report on the Board of Supervisors' action on the proposed Golden Gateway/South of Market Merger.
8. Commissioners' Questions and Matters
9. Closed Session:
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Center for the Arts at Yerba Buena Gardens, the Media Screening Room, 2nd Floor of the Galleries and Forum Building, 701 Mission Street, San Francisco. The nearest accessible BART Station is the Montgomery Street stop. Accessible MUNI Lines serving this location are: (a) on Market Street - 31 Balboa, 71 Noriega, 9 San Bruno; Muni Metro, which stops at Powell Street and Montgomery Street; (b) on Mission Street - 14 or 14L Mission. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the Yerba Buena Gardens Garage at Fifth and Mission Streets.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

NOV 17 1995

SAN FRANCISCO
PUBLIC LIBRARY

November 21, 1995
4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing purchase of a new IBM RISC AS/400 Model and corresponding software upgrades from IBM and JDE in an amount not to exceed \$105,150.
- 2) Acknowledging resignations and appointing new members to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.
- 3) Adopting temporary regulations for South Beach Park; Rincon Point-South Beach.
- 4) Authorizing a First Amendment, which changes the permitted uses from Cooperative Housing to Condominium Housing, to the Land Disposition Agreement with Amancio Ergina Village, Inc. for Parcels 728-A, E and J, located at the northeasterly corner of Scott and Ellis Streets; Western Addition A-2.
- 5) **Public Hearing** and authorizing a Disposition and Development Agreement with the San Francisco Housing Development Corporation (SFHDC) for the purchase and development of Parcel 1100-T located at the northeast corner of Ellis and Divisadero Streets for ten single family homes for low and moderate income households; Western Addition A-2.
- 6) Authorizing a First Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation (SFHC) to increase the amount by \$75,000 to a total of \$175,000 in connection with the predevelopment activities for Parcel 1100T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.
- 7) Approval of the Schematic Design Drawings for the proposed development of ten single family homes on Parcel 1100T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. .
- 8) Authorizing allocation of \$60,000 from the 24th Street Small Business Loan Fund to the Property Acquisition Component of the 24th Street Revitalization Program, known as the Community Development Investment Fund ("CDIF"); 24th Street.

- 9) Authorizing a \$300,000 loan to BRAVA for its purchase of the York Theater (2789 24th Street) as recommended by the community-appointed CDIF Committee and the Mayor's Citywide Loan Committee; 24th Street.
 - 10) Authorizing \$125,000 for advertising, blueprinting and other costs related to bidding of the Children's Center construction contract and travel costs for meetings with Bond Trustee for Central Block 3; Yerba Buena Center.
 - 11) Authorizing a First Amendment to a 1994 Grant and Regulatory Agreement with Mercy Charities Housing California, Inc. to grant an additional \$384,185 for the rehabilitation of Richmond Hills Family Center, an emergency shelter located at 6324 Geary Boulevard, as part of the Citywide Tax Increment Housing Program.
 - 12) Authorizing a Personal Services Contract with Smith, Dawson and Andrews in the amount of \$5,000 per month to advocate on behalf of the Redevelopment Agency on Federal matters.
 - 13) Director's Report:
 - (a) Quarterly Report on Economic Development and Employment Development Contracts with community-based organizations.
 - 14) Closed Session
-

Prepared and mailed November 15, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

NOV 17 1995
SAN FRANCISCO
PUBLIC LIBRARY

DATE: November 21, 1995
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing purchase of a new IBM RSC AS/400 Model 500 and corresponding software upgrades from IBM and JDE in an amount not to exceed \$105,150. (Resolution No. 250-95)
- (b) Acknowledging resignations and appointing new members to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach. (Resolution No. 251-95)
- (c) Establishing temporary rules for South Beach Park and authorizing the Executive Director to request The Port or the Board of Supervisors to extend the San Francisco Park Code to South Beach Park; Rincon Point-South Beach. (Resolution No. 252-95)
- (d) Authorizing a First Amendment to the Agreement for Disposition of Land for Private Development with Amancio Ergina Village, Incorporated, for Parcels 728-A, E and J, located at the northeasterly corner of Scott and Ellis Streets; Western Addition A-2. (Resolution No. 253-95)

Action taken: _____

REGULAR AGENDA

- (e) Authorizing the reallocation of funds from the Small Business Loan component of the 24th Street Revitalization Program to the Community Development Investment Fund (CDIF) and authorizing a Loan Agreement in an amount not to exceed \$250,000 with BRAVA! for Women in the Arts ("BRAVA") for its acquisition of the York Theater, 2789 24th Street. (Resolution No. 254-95)

Action taken: _____

- (f) Authorizing a First Amendment to the Predevelopment Loan Agreement with The San Francisco Housing Development Corporation to increase the amount by \$75,000 to a total of \$175,000 for predevelopment activities for Parcel 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. (Resolution No. 255-95)

Action taken: _____

- (g) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcel 1100-T; Western Addition A-2.

Authorizing a Disposition and Development Agreement with The San Francisco Housing Development Corporation for the purchase and development of Parcel 1100-T for ten single family homes for low and moderate income households to be located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. (Resolution No. 256-95)

Action taken: _____

- (h) Conditionally approving the Schematic Design for the residential development to be located at the northeast corner of Ellis and Divisadero Streets (Parcel 1100-T); Western Addition A-2. (Resolution No. 257 -95)

Action taken: _____

- (i) Authorizing \$125,000 for advertising, blueprinting and other costs related to rebidding the Children's Center and completion of the CB-3 Lease; Yerba Buena Center. (Resolution No. 258-95)

Action taken: _____

- (j) Authorizing a First Amendment to a 1994 Grant and Regulatory Agreement with Mercy Housing California, Inc. to grant an additional \$384,185 for the rehabilitation of Richmond Hills Family Center, an emergency shelter located at 6324 Geary Boulevard as part of the Citywide Tax Increment Housing Program. (Resolution No. 259-95)

Action taken: _____

- (k) Authorizing a Personal Services Contract with Smith, Dawson and Andrews in the amount of \$5,000 per month to advocate on behalf of the Redevelopment Agency on Federal matters. (Resolution No. 260-95)

Action taken: _____

- 4. Matters not appearing on Agenda
- 5. Persons wishing to address the Members on Non-Agenda, but Agency related matters
- 6. Report of the President
 - (a) Interagency Economic Development Coordinating Group Meeting (November 15, 1995)
- 7. Report of the Executive Director
 - (a) Quarterly Report on Economic Development and Employment Development Contracts with community-based organizations
 - (b) Board of Supervisors' Housing and Land Use Committee Hearings (November 16)
 - (i) Mid-Market Survey Area
 - (ii) Mid-Embarcadero/Terminal Separator Project
 - (c) Board of Supervisors' Budget Committee Hearing on Transbay Terminal Replacement (November 16, 1995)
- 8. Commissioners' Questions and Matters
- 9. Closed Session
- 10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM

November 28, 1995

4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Second Amendment to the Development and Occupancy Sublease with Pier 40 Coffee Roastery, Inc. for the development and operation of a cafe and office within the southern portion of the Pier 38 Bulkhead Building, to increase the Agency's financial contribution toward the building's rehabilitation, and revising the basic terms of the Sublease; Rincon Point-South Beach.
- 2) Presentation on the Agency's Multi-Year Financial Model.
- 3) MEDA Presentation

Prepared and mailed November 22, 1995

BUSINESS-SCIENCE
DOCUMENTS DEPT.

NOV 25 1995

SAN FRANCISCO
PUBLIC LIBRARY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 28, 1995
DOCUMENT NO. 10610001

NOV 22 1995

SAN FRANCISCO
PUBLIC LIBRARY

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Development and Occupancy Sublease with Pier 40 Coffee Roastery, Inc. for the lease of space within the southern portion of the Pier 38 Bulkhead Building to increase the Agency's financial contribution toward the building's rehabilitation, and revising the basic terms of the Sublease; Rincon Point-South Beach. (Resolution No. 261-95)

Action taken: _____

REGULAR AGENDA

- (b) Presentation on the Agency's Multi-Year Financial Model
 - (c) MEDA Presentation
4. Matters not appearing on Agenda

5. Persons wishing to address the members on Non-Agenda, but Agency related matters
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

THIRD FLOOR COMMISSION BOARD ROOM

DEC 2 1995

SAN FRANCISCO
PUBLIC LIBRARY

December 5, 1995

4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Second Amendment to the Personal Services Contract with On Target Delivery Services to extend the term and increase the total compensation.
- 2) Authorizing a Second Amendment to the Agreement for Disposition of Land and Improvements for Private Development with Rincon Point Development Company, LLC, with respect to the purchase and development of Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.
- 3) Information regarding Tenanting Recommendations from The Jefferson Company/Mayor's Task Force/Agency Staff for the Lower Fillmore Revitalization Project; Western Addition A-1 and A-2.
- 4) Workshop on the Lower Fillmore Revitalization Project WA-1 and WA-2. This workshop will cover recommendations from the Parking and Traffic Study, Muni Substation Evaluation, Tenant Package for Master Leased Space and proposed Public Safety Program. This will be the last workshop on this project prior to proposing a Project Budget for Commission consideration on January 9, 1996. Western Addition A-1 and A-2.
- 5) Approving an Owner Participation Agreement with Michael O'Mahoney and Jeremiah F. O'Sullivan for the development of condominium housing on Assessor's Block 1129, Lot 12, located at 1850 Turk Street; Western Addition A-2.
- 6) Authorizing an assignment of a 1991 Grant and Regulatory Agreement from Catholic Charities of the Archdiocese of San Francisco to Jelani Housing, Inc., a non-profit entity established for the purpose of owning and operating the Jelani House Residential Treatment Facility located at 1601 Quesada Street as part of the Citywide Tax Increment Housing Program.
- 7) Authorizing a funding commitment not to exceed (approx. \$1,000,000) under the Housing Opportunities for Persons with AIDS (HOPWA) Program with Bernal Heights Housing Corporation for the development of 3554-17th Street of 13 beds of permanent housing for people with HIV/AIDS.

- 8) Authorizing an increase of \$50,000 in a loan to 479 Natoma Street Associates for the development of 30 units of affordable housing located at 479 Natoma Street: South of Market.
- 9) Authorizing travel for Housing Program Manager applicants.
- 10) Authorizing the approval of a \$480,000 Housing Opportunities for Persons with AIDS (HOPWA) loan agreement with Mission Housing Development Corporation (MHDC) for the acquisition and rehabilitation of affordable rental housing located at 418-422 Valencia Street.
- 11) Authorizing correspondence urging San Francisco Congressional representatives to maintain the current level of funding for the Federal Housing Opportunities for People with AIDS (HOPWA) Program.
- 12) Authorizing an Amendment to a Personal Services Contract in the amount of \$45,000 for an administrative assistant to the Mayor's Treasure Island Citizens Reuse Committee.
- 13) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- Naval Station Treasure Island with the United States Navy.
- CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners Ltd.

Prepared and mailed November 29, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

~~BUSINESS SCIENCE~~
DOCUMENTS DEPT: DECEMBER 5, 1995
TIME: 4:00 P.M.
DEC 02 1995

A G E N D A

SAN FRANCISCO
PUBLIC LIBRARY

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Contract for messenger services with On Target Delivery Service to extend the term and increase the total compensation in an amount not to exceed \$45,000. (Resolution No. 262-95)
- (b) Authorizing a First Amendment to Resolution No. 65-95 regarding Commissioner Health Coverage. (Resolution No. 263-95)
- (c) Authorizing reimbursement of Housing Program Manager applicants' travel expenses in an amount not to exceed \$3,000. (Resolution No. 264-95)
- (d) Authorizing an increase of \$50,000 in a loan to 479 Natoma Street Associates, for the development of 30 units of affordable housing located at 479 Natoma Street; South of Market. (Resolution No. 265-95)
- (e) Authorizing approval of assignment of a 1991 Grant and Regulatory Agreement with Catholic Charities of the Archdiocese of San Francisco to Jelani Housing, Inc., a non-profit tax exempt corporation established for the express purpose of owning and operating Jelani House Residential Treatment Facility located at 1601 Quesada Street. (Resolution No. 266-95).

- (f) Authorizing a First Amendment to the Agreement for Disposition of Land for Development with Rincon Point Development Company, LLC, revising the schedule of performance, in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 267-95)

Action taken: _____

REGULAR AGENDA

- (g) **Workshop** on the Lower Fillmore Revitalization Project. This workshop will cover recommendations from the Parking and Traffic Study, Muni Substation Evaluation, Tenant Package for Master Leased Space and proposed Public Safety Program. Western Addition A-1 and A-2.
- (h) Approving an Owner Participation Agreement with Michael O'Mahoney and Jeremiah F. O'Sullivan for the development of condominium housing located at 1850 Turk Street; Western Addition A-2. (Resolution No. 268-95)

Action taken: _____

- (i) Authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Capital Loan Agreement in an amount not to exceed \$990,000 with Bernal Heights Housing Corporation for the development at 3554-17th Street of approximately 13 beds of permanent housing for people with HIV/AIDS. (Resolution No. 269-95)

Action taken: _____

- (j) Authorizing a \$480,000 Housing Opportunities for Persons with AIDS (HOPWA) Loan Agreement with Mission Housing Development Corporation for the acquisition and rehabilitation of affordable rental housing located at 418-422 Valencia Street. (Resolution No. 270-95)

Action taken: _____

- (k) Authorizing correspondence urging San Francisco Congressional representatives to maintain the current level of funding for the Federal Housing Opportunities for People with AIDS (HOPWA) Program. (Resolution No. 271-95)

Action taken: _____

4. Matters not appearing on Agenda

5. Report of the President

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



6. Report of the Executive Director

- Board of Supervisors actions on the Mid-Market Survey Area.
- Bank of America, 10th and Market Purchase Agreement.

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (i) Naval Station Treasure Island with the United States Navy.
 - (ii) CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.

10. Adjournment

F
5
2/95
ced

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

DEC 08 1995

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
DECEMBER 12, 1995

THE NEXT REGULAR MEETING WILL BE HELD ON
DECEMBER 19, 1995

Prepared and mailed December 6, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DEC 18 1995
SAN FRANCISCO
PUBLIC LIBRARY

DATE: December 19, 1995
TIME: 4:00 p.m.

TENTATIVE AGENDA

1/19/95 tentative

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Extending the term for performance of the Personal Services Contract between the Agency and The Jefferson Company for consulting services for Phase IV of the Lower Fillmore Revitalization Project from December 15, 1995 to June 30, 1996; Western Addition A-1 and A-2.
- 2) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$180,875 with Dolores Street Community Services Hope Housing Program--Richard M. Cohen Residence
- 3) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$185,000 in connection with Catholic Charities of the Archdiocese of San Francisco's HIV Housing Assistance Program.
- 4) Commending and expressing appreciation to Philip Westergaard for his service to the Redevelopment Agency of the City and County of San Francisco upon the occasion of his retirement.
- 5) Authorizing the establishment of a Lower Eddy Street Redevelopment Survey Area.
- 6) Authorizing a lease from the United States Navy to the Agency for Building No. 2 and Building No. 180; Treasure Island Survey Area.
- 7) Authorizing the Executive Director to enter into subleases of up to one year for film production for Buildings No. 2 and 180; Treasure Island Survey Area.
- 8) Authorizing a lease from the United States Navy to the Agency for Building No. 307 and Building 381; Hunters Point Shipyard Survey Area.
- 9) Authorizing a First Amendment to the Personal Services Contract with Laurie Glass to provide staffing assistance to the Mayor's Treasure Island Citizens Reuse Committee in the amount of \$30,000; Treasure Island Survey Area.

- 10) Authorizing the construction finishing for the Lower Theater Finishing in the Yerba Buena Theater Building in the amount of \$114,928 from the approved budget for furnishing, fixtures and equipment for the Cultural Buildings; Yerba Buena Center.
- 11) Authorizing a Second Amendment to a Grant and Regulatory Agreement with 820 O'Farrell Inc. in the amount of \$75,000. for operating and maintenance expenses of the Jordan Hotel located at 820 O'Farrell Street as part of the Citywide Tax Increment Affordable Housing Program.
- 12) Presentation on the South Bayshore Survey Area..
- 13) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

CB-2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.

Prepared and mailed December 13, 1995

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

5
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: DECEMBER 19, 1995
TIME: 4:00 P.M.

1/19/95 A G E N D A

7-11-95
PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

DEC 15 1995

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, September 26, 1995, October 17 and 24, 1995; Special Meetings, October 16, 18, and November 6, 1995; Closed Sessions, August 15 and 29, September 12 and 19, October 3 and 17, 1995.
- (b) Authorizing a First Amendment to the Personal Services Contract with The Jefferson Company, extending the term and time of performance; Western Addition A-2. (Resolution No. 272-95)
- (c) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$180,875 with Dolores Street Community Services Hope Housing Program--Richard M. Cohen Residence. (Resolution No. 273-95)

- (d) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$185,000 with Catholic Charities of the Archdiocese of San Francisco's HIV Housing Assistance Program. (Resolution No. 274-95)

Action taken: _____

REGULAR AGENDA

- (e) Commending and expressing appreciation to Philip Westergaard for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 275-95)

Action taken: _____

- (f) Requesting the Board of Supervisors to designate and describe a Redevelopment Survey Area within the City and County of San Francisco pursuant to the California Redevelopment Law for the Lower Eddy Street Proposed Survey Area. (Resolution No. 276-95)

Action taken: _____

- (g) Approving a Lease between the Department of the Navy and the San Francisco Redevelopment Agency for Buildings 2 and 180 at Naval Station Treasure Island; Treasure Island Survey Area. (Resolution No. 277-95)

Action taken: _____

- (h) Authorizing the Executive Director of the Redevelopment Agency to approve Subleases for Buildings 2 and 180 located at Naval Station Treasure Island in accordance with the approved lease between the Department of the Navy and the Redevelopment Agency of the City and County of San Francisco; Treasure Island Survey Area. (Resolution No. 278-95)

Action taken: _____

- (i) Approving a Lease between the Department of the Navy and the San Francisco Redevelopment Agency for Buildings 307 and 381 at Hunters Point Shipyard; Hunters Point Shipyard Survey Area. (Resolution No. 279-95)

Action taken: _____

- (j) Authorizing the Executive Director of the Redevelopment Agency to approve Subleases for Buildings 307 and 381 located at Hunters Point Shipyard in accordance with the approved lease between the Department of the Navy and the Redevelopment Agency of the City and County of San Francisco; Hunters Point Shipyard Survey Area. (Resolution No. 280-95)

Action taken: _____

- (k) Authorizing a First Amendment to the Personal Services Contract with Laurie Glass in the amount of \$30,000 to provide Liaison Consultant Services for the Mayor's Treasure Island Citizens Reuse Committee; Treasure Island Survey Area. (Resolution No. 281-95)

Action taken: _____

- (l) Authorizing the construction finishing for the Lower Theater in the Yerba Buena Theater Building in the amount of \$114,928 from the approved budget for Furnishing, Fixtures and Equipment for the Cultural Buildings; Yerba Buena Center. (Resolution No. 282-95)

Action taken: _____

- (m) Authorizing a Second Amendment to a Grant and Regulatory Agreement with 820 O'Farrell, Inc., to increase the grant amount by \$80,000. for operating and maintaining the Jordan Hotel, located at 820 O'Farrell Street as part of the Citywide Tax Increment Affordable Housing Program. (Resolution No. 283-95)

Action taken: _____

- (n) Presentation of a Status Report on the South Bayshore Survey Area.

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

- (a) Status of additional \$50,000 to Brava! for Women in the Arts ("Brava") for its acquisition of the York Theater, 2789 24th Street.

8. Commissioners' Questions and Matters

9. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



35
3
26/95
1/96
Mtg

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

DEC 13 1995

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
DECEMBER 26, 1995 OR JANUARY 2, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON
JANUARY 9, 1996

Prepared and mailed December 13, 1995

